



Faerdre  
Prengrwyn Road | Llandysul | Ceredigion | SA44 4EG

FINE & COUNTRY

# FAERDRE





# KEY FEATURES

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A fantastic opportunity to purchase an existing Holiday Accommodation Business set in 43 acres of West Wales countryside. The Holiday Accommodation Business has four luxury cottages comprising a farmhouse and three barn conversions with additional amenity space within. Included in the sale is Faerdre Manor which is in need of refurbishment but could offer a new purchaser either a magnificent home to live in with far reaching views or included in the Holiday Accommodation mixture at Happy Donkey Hill (Faerdre Fach) to further grow this flourishing Business.

The property enjoys sublime views across The West Wales countryside and all of the cottages are five star properties. The Business is known as dog friendly and enjoys a high proportion of returning trade every year.









## SELLER INSIGHT

“It was quite a move for us coming from North East England over 6 hours away but the location and views made it all worthwhile. Set within 44 acres of land, Faerdre offers a unique opportunity to take on a well-established holiday let business in a fabulous location,” say the current owners.

“The farm was in a derelict state when we purchased the property 14 years ago but every single room is now top class following an extensive renovation project. It was our home for 9 very happy years before we took the decision to let it out. It benefits from absolutely outstanding views and could easily revert to a family home. In addition to the main property, the four cottages have been refurbished to a high standard and there’s literally nothing left to do, as even the barns, stable yards, fencing, and fields are all in top order.”

“The location is perfect. It’s peaceful and quiet with amazing views, yet everything we need is easily accessible. There are some wonderful beaches nearby, as well as beautiful walks. Some of our customers from the city use the menage as an opportunity to let their dogs off the lead as it’s totally secure, so there’s something for everyone here. The Woollen Museum and Botanical Gardens are certainly worth a visit and the main village just over a mile away has a good choice of shops and amenities, including a supermarket, chemist, Post Office, and cashpoints. There are four pubs too, all of which serve great food.”

“The business generates a very healthy revenue and we also have income from liveries who pay to use the fields. We’re busy all year round and have bookings in place up to November 2022, so it’s the perfect time to grab this established business and hit the ground running. We’ve recently had a lot of work done to the website and that will go with the sale too. It took us four years to purchase the Manor building which provides an additional 7 acres, so it was a great addition to the business. Previously a care home, it’s a nine-bedroom house that is ripe for renovation. We’ve been here for 14 years and there’s no challenge for us now, so it’s time to move on. We wish the new owners all the very best with the business going forward.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# KEY FEATURES

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All the Cottages are 5 Star Rated Accommodation meaning the Accommodation Business is ranked at the highest level. Each cottage is fully equipped with central heating and log burners for those cosy evenings. Kitchens are fully equipped and have everything guests may need. With the exception of Millers Cottage all accommodation has at least one bath and one shower. In terms of technology, all cottages have Wi-Fi throughout, large flat screen Smart TV's in the sitting rooms. Bluetooth towers for sound and excellent broadband. All the properties boast their own private use hot tubs with covered roofs and the Wheelhouse has a sauna.









Whiters Cottage



















Faerdre Prengwyn Road, Llandysul, Ceredigion

Approximate Gross Internal Area

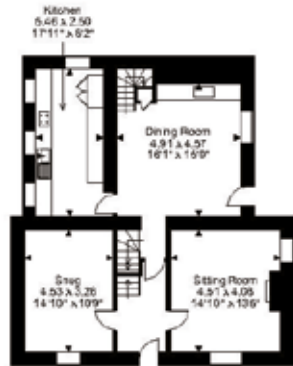
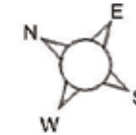
Blue House = 4503 Sq Ft/418 Sq M

Farmhouse = 2101 Sq Ft/195 Sq M

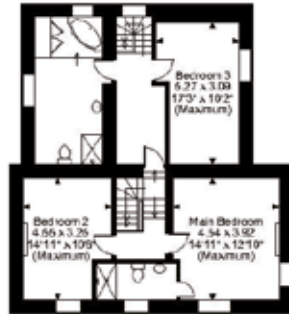
Dairy Cottage = 1175 Sq Ft/109 Sq M

Millers Cottage = 1708 Sq Ft/159 Sq M

Stable Cottage = 674 Sq Ft/63 Sq M



Farmhouse Ground Floor



Farmhouse First Floor



Farmhouse Basement



Blue House Ground Floor

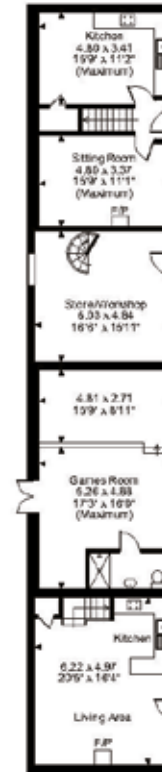


Blue House First Floor

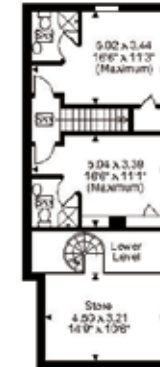


Dairy Cottage

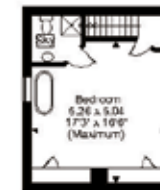
Millers Cottage  
Ground Floor



Stable Cottage  
Ground Floor

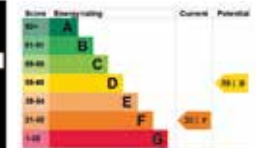


Millers Cottage  
First Floor



Stable Cottage  
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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Annexe





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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