



# DOLEOS COTTAGES

Dyffryn Paith | Aberystwyth | Wales | SY23 4LX

FINE & COUNTRY



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Nestled amidst lush countryside and just a short distance from the stunning Aberystwyth coastline lies Doleos Farmhouse, Dyffryn Paith, Aberystwyth. This splendid 5-bedroom detached farmhouse, along with its two separate holiday cottages, presents an opportunity for families seeking a relaxed and flexible lifestyle, with the added benefit of sustainable income.

In addition to the two well-established holiday cottages, there are further outbuildings that offer potential supplemental income. These eight outbuildings come with planning permission for holiday let conversion, with one of them already completed externally. Additionally, there is an option to negotiate for approximately 10 acres of land that hold potential for added holiday accommodation, including tents/yrts and luxury lodges.

The main farmhouse building also offers potential for expansion, with the possibility of adding two more bedrooms and a sun lounge/dining room extension to the existing 5 bedroom house.

The Doleos farmhouse has been fully restored using traditional materials and boasts a warm and welcoming ambiance. From the slate-tiled hall, one can access an office that can double as a second reception room, children's playroom, formal dining room or ground floor bedroom. The open plan living/dining room features two recessed inglenook fireplaces with cast-iron inserts that provide focal points at opposite ends of the room. The spacious kitchen is perfect for entertaining, with ample floor space for a second dining arrangement and the potential to add an island. There are multiple units for storage, along with an integral dishwasher and Bosch appliances. The rear entrance hall leads to a shower room with WC, wash basin and shower cubicle, as well as a separate utility room. A large conservatory leads to the back garden, complete with an extensive patio seating area.







The first floor of the farmhouse comprises five large double bedrooms, three of which have ensuite bathrooms. All but one of the bedrooms feature recessed storage space, fitted double wardrobes or built-in shelving. The rear mature garden at Doleos features an expansive lawn and patio area for seating arrangements, herbaceous borders, and tree-lined stone walls. Additionally, there are two one-bedroom luxury holiday cottages - Derwen Cottage and Celyn Cottage - that have secured bookings for more than 60% of 2023.

Doleos is ideally located, with Aberystwyth just a short five-minute drive away. The town offers a wide range of amenities, including independent retailers and eateries, a university, rich heritage, the National Library, and a mile-long Victorian seafront. Visitors can explore Aberystwyth Castle or enjoy exhibitions, events, and performances at the town's Arts Centre. The Victorian Promenade is a must-visit destination, along with the Blue Flag awarded beach. For panoramic views, one can climb Constitution Hill at the north end of the prom and gaze out over 1,000 square miles of sea and landscape via one of the world's largest Camera Obscuras.



















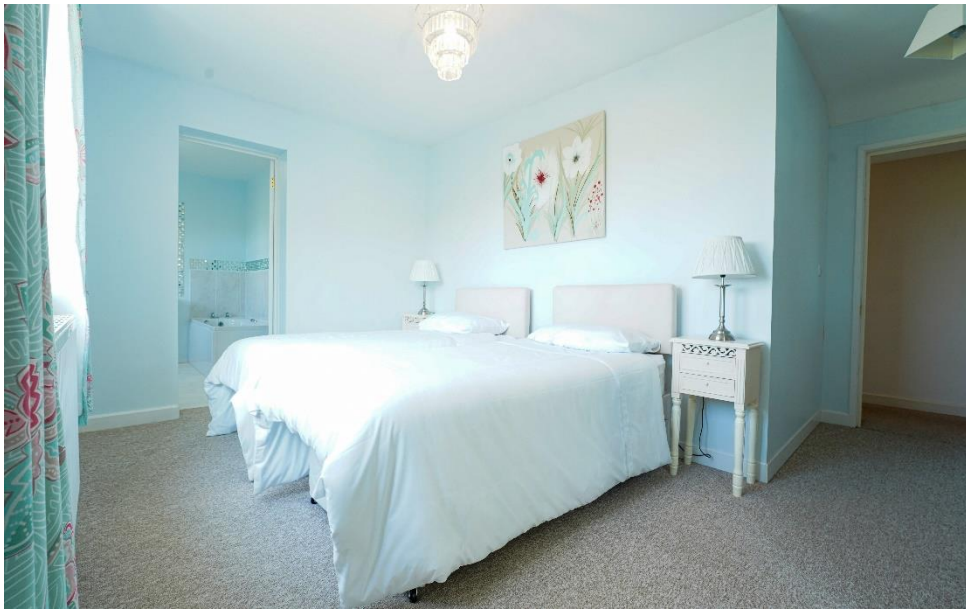


























**Ground Floor**

Approx. 174.8 sq. metres (1881.6 sq. feet)



**First Floor**

Approx. 114.3 sq. metres (1229.9 sq. feet)



Total area: approx. 289.1 sq. metres (3111.5 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Doleos , Dyffryn Paith, Aberystwyth**



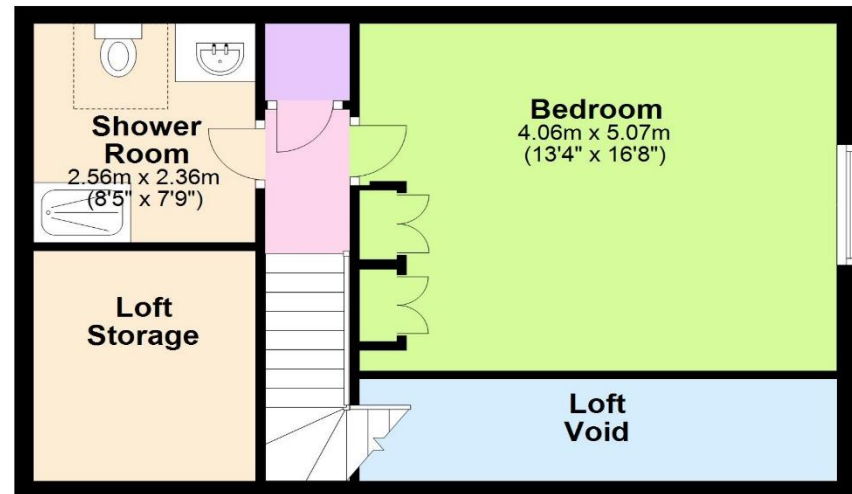
## Ground Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



## First Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



Total area: approx. 92.9 sq. metres (999.7 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Derwen Cottage, Dyffryn Paith, Aberystwyth**





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