

Ref: Onin82 Craigfryn & Nine Oaks Angling & Holiday Centre, Oakford, Llanarth, SA47 0RW

Superb Family Lifestyle & Business Opportunity, close to the Cardigan Bay Coastline. Spacious 6 Bed Bungalow incorporating Two Holiday Lets. Two 4 Berth Static Caravans in a very pretty setting overlooking delightful grounds and lakes - in all circa 5.4 acres.

Llanarth 1.9 miles, Aberaeron 3.9 miles, New Quay 5 miles. Cardigan 20 miles, Aberystwyth 20 miles.



This well presented property offers a superb family lifestyle and potential business opportunity for those seeking a desirable home with income potential. In a picturesque edge of hamlet setting overlooking landscaped gardens, grounds, and lakes, with the benefit of being a short drive to the coast with numerous seaside towns, sandy beaches, and pretty coves to explore.

Accommodation:

Main Residence – Foyer, Hallway, Kitchen/Breakfast Room, Utility Room, Dining Room, Lounge, Two Double Bedrooms, Single Bedroom/Study and Bathroom (E.E.R: D).

Craigfryn Annexe – Kitchen, Lounge/Dining Room, Bedroom and En Suite Shower Room.

Snowdrop Annexe - Kitchen/Dining Room, Utility Room, Cloakroom, Lounge, Two Bedrooms, Shower Room.

Two Four Berth Static Caravans.

Fishery Lodge – Reception, Office, Kitchenette and Cloakroom. Lapsed planning for demolition of building and construction of two storey building to create a Garage, Café and Apartment.

Grounds – Circa 5.4 acres to include 6 fishing lakes, (3 trout lakes, 3 coarse fishing lakes).

Location – The property enjoys a semi-rural setting in the hamlet of Oakford close to the village of Llanarth, which has a garage and post office, butchers shop, a restaurant/hotel, junior school and garden centre. Only a short drive from the coast with popular resorts such as Aberaeron 3.9 miles, New Quay 5 miles, Llangrannog 11 miles with various pubs, cafés and restaurants. Cardigan Town is only 20 miles away and has an extensive range of shopping facilities, supermarkets and amenities.

Guide Price: £650,000

THE MAIN RESIDENCE ACCOMMODATION:

Oil fired central heating and double glazing throughout.

ENTRANCE FOYER:	Partially glazed front door with glazed panels either side leads into the Foyer. Door to the hallway and connecting door to Craigfryn Annexe.
HALLWAY:	Built in cloaks cupboard and separate airing cupboard. Doors to:-
KITCHEN/ BREAKFAST ROOM:	15'6" x 13'6". Range of Oak wall and base units with granite effect work surfaces over. 1 ½ bowl stainless steel sink with mixer tap and plumbing for a dishwasher. Range style electric cooker and chimney hood extractor over. Built in Oak unit housing a large fridge/freezer and built in microwave. Tile effect flooring, window to the rear, door to the utility room, further doors to the dining room and conservatory.
UTILITY ROOM:	7'6" x 5'10". Base units with work surface over, stainless steel sink, plumbing and space for a washing machine and tumble dryer. Shelving, cloaks hanging area, window to the rear. Tiled floor.
CONSERVATORY:	29' x 7'10". Tiled floor. Windows on three sides, French doors to the rear and side door to a courtyard.
DINING ROOM:	13'8" x 13'. Window to the side and patio doors into the conservatory. Wide arched opening into the lounge.
LOUNGE:	16'4" x 13'2" Excluding the large bay window to the front, Bay window measuring 9' x 6'. Fireplace with stone surround housing a multi fuel stove.
BEDROOM 1:	13' x 11'. Window to the front.
BEDROOM 2:	12'10" x 12'8". Window to the side. Recess with fitted shelving.
BEDROOM 3/STUDY:	9'8" x 6'. Currently used as a study.
BATHROOM:	10'6" x 7'. White suite comprising panelled bath with hand shower attachment, large vanity unit and basin. LED illuminated touch sensitive wall mirror, low level W.C. Tall cabinet /storage unit. Shower enclosure. Heated towel rail/radiator. Fully tiled walls and tiled floor. Extractor fan, window to the rear.

CRAIGFRYN ANNEXE

FOYER:	Accessed from the foyer of the main residence.
LOUNGE/DINING ROOM:	13'2" x 13'. Window to the front.
KITCHEN:	9'4" x 9'2". Range of Pine wall and base units with work surface over. Stainless steel sink with mixer tap. Built in double oven and grill. Four ring electric hob with concealed extractor above. Space for a small fridge/freezer. Window to the front.
BEDROOM:	12'6" x 7'6". Built in wardrobe. Vanity unit and basin, fitted mirror and light over. Window to the side. Folding door to the en suite shower room.
EN SUITE SHOWER ROOM:	6'9" x 5'9". Fully tiled shower enclosure, low level W.C. Heated towel rail/radiator. Extractor fan.

SNOWDROP ANNEXE

ENTRANCE:	Fully glazed front door leads into the Kitchen/Dining Room.
KITCHEN/DINING ROOM:	10' x 8'4". Range of white wall and base units with work surface over incorporating a breakfast bar area. Sink with single drainer. Electric oven, grill and hob with chimney hood extractor fan over. Tiled floor. Window to the front, doorway to the inner hall and door to the utility room.
UTILITY ROOM:	8'6" x 4'. Work surface and plumbing and space for a washing machine and tumble dryer. Plumbing for a dishwasher. Window to the front. Tiled floor.
SHOWER ROOM:	8'6" x 8'3". Large fully tiled shower enclosure, wash hand basin. Tiled floor. Window to the side. Airing cupboard.
INNER HALL:	Doors to the lounge, bedrooms and cloakroom.
CLOAKROOM:	Window to the front. Low level W.C. Wash hand basin.
LOUNGE:	13' x 10'6". Patio doors to the rear courtyard.
BEDROOM 1:	14" x 9'2". Window to the front.
BEDROOM 2:	11'6" x 10'2". Window to the side.

N.B. FLOOR PLAN ON PAGE 6

EXTERNALLY:

GARAGE:	18' x 12'. Excluding internal side passageway used for storage. Up and over door. Side window.
FISHERY LODGE (Lapsed planning for demolition and construction of a two storey building)	Located alongside the visitor parking area, the fishery lodge has a reception office, kitchenette, cloakroom, garage and store area. We have been informed that planning had previously been given to demolish the building and construct a two storey building to create a garage, café and first floor apartment but this permission has now lapsed. In our opinion this building would, in addition to the foregoing, lend itself to further holiday accommodation - subject to the necessary planning permissions being obtained.
VERANDAH:	30' x 7'. To the front of the building a partially enclosed veranda. Doors to:
RECEPTION OFFICE:	12'6 x 6'7".
KITCHENETTE:	7'7" x 6'3". Range of base units with work surface over, twin stainless steel sink. Space for a fridge.
GUESTS CLOAKROOM:	W.C. & wash hand basin. Side window.

THE APPROACH: Located on the edge of a pretty hamlet, accessed from a council maintained lane, one driveway leads to the main residence and a further wide driveway to the holiday accommodation where there is a large visitor parking area.

GARDENS & GROUNDS: The landscaped gardens and grounds have been developed around the lakes and provide many vantage points from which to enjoy the wildlife attracted by the waters and provide a wonderful environment to walk and sit in. For anglers there are a number of designated swims.

The vendors have owned the property and business for some 14 years and have been instrumental in the development of the accommodation provided on site and the expansion of the angling business.

SERVICES: We understand that the property is connected to mains water, mains electricity, and mains drainage. Telephone, with broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: Ceredigion Council 2018/2019 Tax Band B.

BUSINESS RATES: Business Rates 2018/2019 £174.57 (after deduction Small Business Rate Relief).

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

Strictly by prior appointment only with PROFILE HOMES

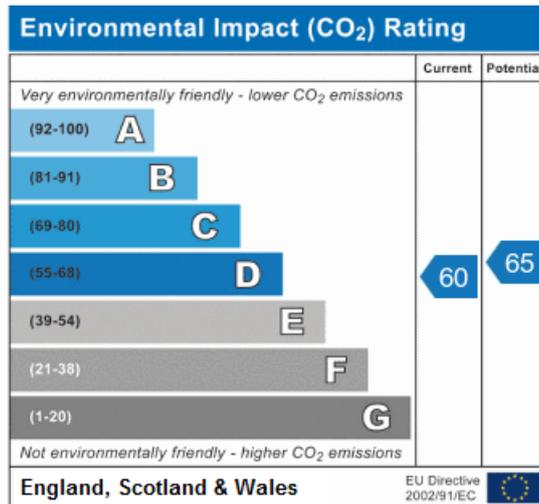
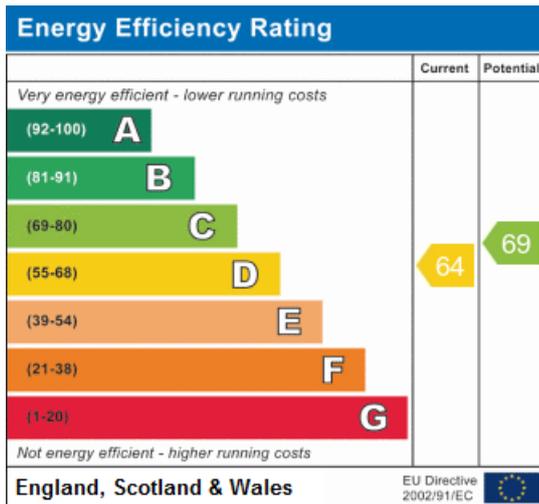


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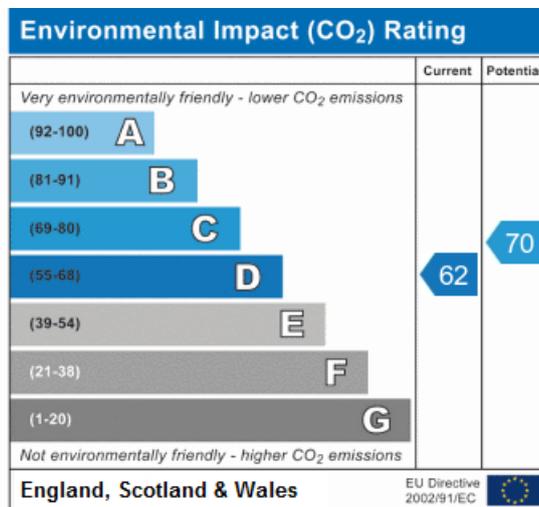
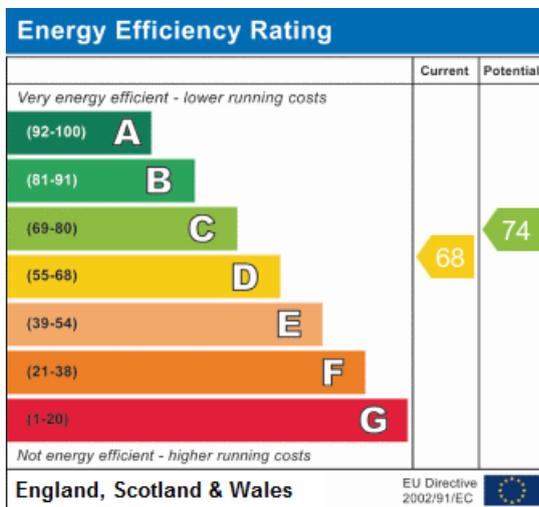
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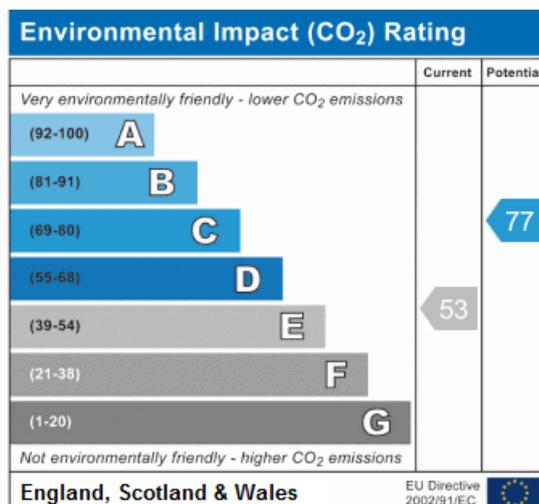
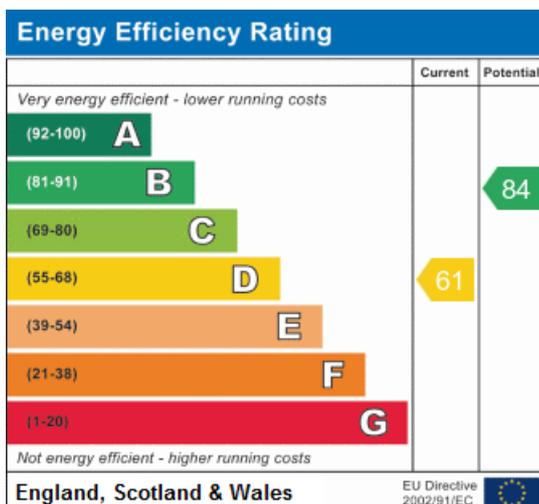
Craigfryn



Craigfryn Annexe



Snowdrop



Ceredigion, SA47 0RW

Approximate Gross Internal Area

Snowdrop Annexe = 63.8 sq m / 687 sq ft

Craigfryn Annexe = 30.8 sq m / 331 sq ft

Main Residence = 132 sq m / 1421 sq ft

Garage = 20.1 sq m / 216 sq ft

Conservatory = 21.8 sq m / 235 sq ft

Total = 268.5 sq m / 2890 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID439654)

LOCALITY:

The property is located in an attractive setting, in the popular village of Oakford which is less than 2 miles to Llanarth on the A487 coast road, where there is a bus service to Aberystwyth & Cardigan both 20 miles equidistant. Llanarth village amenities include a small general store and family butcher shop, junior school, restaurant/hotel, garage with post office and garden centre.

The Cardigan Bay coast, famous for porpoises, grey seals, bottlenose dolphins, abundant bird life, clean sandy beaches, secluded coves, exhilarating coastal walks and colourful sunsets. **Aberporth** and neighbouring **Tresaith** are about 15 miles away, quiet seaside destinations that bustle with life in the summer months and **Penbryn Sands** are about a mile further along the coast. Delightful Llangrannog is 11 miles, with the National Trust headland of Ynys-Lochlyn jutting out to sea beyond, a splendid bird-watching site where rare choughs can be seen. Further along the coast north-easterly, **New Quay** is 5 miles distant, hugging the hillside overlooking the bay, with wide sandy beaches and a sheltered harbour, popular with sailing and water sports enthusiasts. The charming old smugglers' cove of **Cwmttydu** is near New Quay, where basking seals can sometimes be seen on the rocks.

Aberaeron is 4 miles away, a Georgian port town and seaside resort, with elegant, brightly painted houses, many of which are listed, and a picturesque harbour. This charming town offers good shopping and craft centres selling local produce, plenty of pubs and eateries, primary and secondary schools, leisure centre, swimming pool, 9-hole pitch & putt golf course, regattas, concerts, festivals, carnival, and delightful walks by the river and along the cliffs.

Cardigan is 20 miles away, an ancient and attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, with good shopping amenities including a Tesco store, indoor market, schools, college, library, leisure centre, swimming pool, doctors' surgeries, dentists, small community hospital, cinema/theatre, galleries and craft shops, pubs and restaurants, food festivals, Guildhall, Heritage Centre on the wharf, and the remains of a 12th Century Norman castle overlooking the river. **Cardigan's 18-hole Golf Course** to the north of town offers stunning views over the sea and the Teifi estuary.

Aberystwyth is about 20 miles north of the property. Situated at the mouths of the rivers Ystwyth and Rheidol, this delightful town lies between three hills and two beaches and is surrounded by beautiful, unspoilt countryside. Regarded as the "capital of mid Wales", the town is home to the National Library, has a University set near the seashore (founded 1872), and a mix of architecture with several historic buildings. There is a wide promenade and a marina, and Victorian/Edwardian buildings line the front. The town has good shopping amenities, an arts centre, cinema, sports facilities, general hospital, numerous cafes, bars and restaurants, hotels and pubs, and the usual seaside attractions, as well as the ruins of an ancient Welsh castle and, in the hills nearby, the remains of an iron age fort. The leisure centre has two swimming pools, sports hall, fitness room, health suite, outdoor pitches, cafe and bar. There is an 18-hole parkland Golf Course at the edge of town with sea views (some 6½ miles from the property). The Aberystwyth Electric Cliff Railway climbs Constitution Hill from the promenade, and stunning views can be enjoyed from the summit, where the famous Camera Obscura with its revolving mirror is sited (a reproduction of the Victorian original). Aberystwyth has an impressive main line **Railway Station** as well as a **Coach/Bus Station**. Trains run to Machynlleth, Shrewsbury and Birmingham, where there is an International Airport.

Carmarthen is 30 miles southerly on the meandering Towy River, an ancient county town and commercial centre combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Debenhams, Tesco, Morrison's, etc. There are night clubs, pubs, hotels, restaurants, theatre, art galleries, leisure centre, schools, university college, general hospital, heritage centre, and the County Museum on the outskirts at Abergwili. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions including the A48/M4 link road.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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