



## ^Croft Farm and Cottages St Dogmaels, Pembrokeshire, SA43 3NT

5\* & 4\* Award Winning Holiday Cottage Complex, Croft Farm & Celtic Cottages comprising 9 letting units, set in over 7 acres of grounds.

This highly attractive, growing and profitable business, with accounts to support, offers the unique Holiday experience, with 9 luxury and characterful self-catering holiday cottages and facilities that include: Private hot tubs, indoor leisure suite (swimming pool, sauna, gymnasium), young child's soft play area with pool table, rustic play barn with a variety of games and activities including air hockey, table football, table tennis, built in playhouses, slide, and toddler ride-on vehicles. Small animal petting area. Outside there is an adventure playground with swings for toddlers as well as older children, climbing equipment, and slides, and the opportunity to assist with feeding the rare breed sheep, pigs, donkeys, goats and chickens.

Having undergone continuous reinvestment in to the business throughout its history, Croft Farm now boasts wood-pellet biomass central heating, installed at a cost of £120,000, with a Renewable Heating Incentive running until December 2035 at an index-linked annual return of approximately £7,500. This effectively runs heating and hot water to all the properties and the swimming pool. Four luxury Marquis hot tubs have been installed since 2015, and have significantly increased the 'out of season' bookings. The development had single 3-phase electricity installed and new consumer units to each property. Fire and safety lights have been installed to all properties and the swimming pool, whilst Fibre-optic broadband is available across the whole complex.

This is a really attractive opportunity for someone looking to run their own business, either remotely or living on site. Highly profitable businesses run to these exceptional standards are rare to the market. With 5 star Trip Advisor rating and award winning 5\* and 4\* accommodation, it makes this a unique purchase.

**PRICE ON APPLICATION**

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***The Agent that goes the Extra Mile***

- Established & profitable holiday letting business
- Award winning 4 & 5 Star accommodation
- 9 holiday letting cottages (rated by Visit Wales as 4 or 5\*).
- 5\* Trip Advisor Reviews
- Set in approximately 7.3 acres
- Gym and Children's Soft Play Area
- Indoor Swimming Pool, Sauna & Hot Tubs
- Outdoor play equipment and small farm animal area
- Set within the rural Welsh countryside three miles from the coastline.
- EPC Ratings:



### THE OWNER SAYS....

Family life is at the heart of everything here.....

" Croft Farm has been our home for nearly 30 years and in that time we have slowly transformed the site into a haven for busy families wanting to get away from it all – family life is at the heart of everything we do here. We have 5 children of our own, and part of the reason for leaving London all those years ago was to offer our children the freedom and clean air of this unspoiled corner of the UK. Once you discover this corner of Pembrokeshire in Wales, we're pretty certain you'll want to come back for the wildlife, for the scenery, for the outdoor activities, for the sheer peace of the place.

West Wales is just the most beautiful outdoor adventure playground, whether you like to stand and stare or you're into high adrenaline extreme sports. So why not pack your outdoor gear and head west.

We left behind a career in fashion and life in a top London hotel to pursue our dream here on the Western fringe of the UK. Come and see, you won't be disappointed.

Welsh and English are both spoken throughout this area. Our children are bilingual so you'll feel at home in either language. We look forward to sharing this amazing corner of West Wales with you."

### LOCATION

Situated in Pembrokeshire, rated by National Geographic magazine experts as the second best coastline in the World. With 186 miles of magnificent and varied coastline, and over 50 beaches, the area is a magnet for visitors all year round. The area benefits from local tourist hotspots such as the lively town of Cardigan, picturesque Newport or peaceful St Dogmaels to visit and explore.

The property is approximately 3 miles from St Dogmaels which is a beautiful riverside village sitting just across the Teifi River from the market town of Cardigan which is also 3 miles away. It is steeped in history, with the ruins of the 12th century Abbey, offering a great venue in the summer for Shakespearean plays. The village also offers cafes and pubs, a local shop, and garage, places of worship and a primary school. The popular sandy beach of Poppit Sands is only a short drive away. Nearby Cardigan town offers a range of amenities including; a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure center, restaurants and coffee shops, and many local shops.

### TALAR AUR

A four bedroom detached house, one of the most recent conversions from a former farm building. Entered through the front porch the reversed level accommodation provides all four bedrooms on the ground floor. The airy upstairs living areas, have rural countryside views towards the Preseli Hills. A glass panelled partition separates the kitchen / diner from the sitting room, which leads onto a balcony overlooking green fields, giving a greater sense of space. The property benefits from a log-burner and an exclusive garden with private seating area. Sleeps 6 + 2 cots(This property also has planning for Full Residential Use).

VIRTUAL TOUR: <https://my.matterport.com/show/?m=etTbMdU4Xo7&brand=0>



### THE BARN

One of the first farm buildings that was renovated from being the winter home to the milking herd with individual cattle stalls! This cottage naturally has an abundance of character, with the rough plastered walls, original beams and winding staircase to the loft bedroom. Younger guests love the upstairs 'den' with low ceilings and roof window. Log burning stove on a slate hearth. Sleeps 7 + cot

VIRTUAL TOUR: <https://my.matterport.com/show/?m=hrTxc2Ga9n8>

### THE DAIRY

A traditional Welsh stone and slate barn 5\* luxury cottage. Character features include exposed original beams and rough plastered walls and a log-burner on a beautiful Welsh slate hearth. The open plan layout provides a living room, dining area and kitchen. with double doors opening onto the fenced patio.

The master bedroom and modern family bathroom are on the ground floor. The second bedroom is a twin room on the first floor tucked beneath the eaves and above the open plan living area - children love this den-like room. Sleeps 4 + Cot

VIRTUAL TOUR: <https://my.matterport.com/show/?m=rxegSjxtQAV>

### THE GRANARY

this single storey detached cottage is the smallest but it boasts a private and secluded outdoor seating area. The open plan living room with kitchen/dining area has high ceilings with exposed beams and roughcast plaster walls giving lots of character within a modern conversion. One double and one single bedroom. Sleeps 3

VIRTUAL TOUR: <https://my.matterport.com/show/?m=k19JPATgiAp>

### THE STABLE

A detached traditional Welsh stone and slate cottage, with south facing exterior and private decking overlooking the front garden, an open plan layout, fully equipped kitchen and a traditional log burner. The cottage has two bedrooms, a double bedroom and a room with full sized single bunk beds all on the ground floor. There is also a family bathroom with over-the-bath shower. Sleeps 4 + Cot

VIRTUAL TOUR: <https://my.matterport.com/show/?m=GctGQ8zFVX2&brand=0>

### THE HAYLOFT

A converted Hayloft with extensive rural countryside views, accessed by exterior slate steps, this very attractive first floor apartment retains some original barn beams and attractive window seat with views over the Welsh countryside. One double bedroom and one twin bedroom Sleeps 4

VIRTUAL TOUR: <https://my.matterport.com/show/?m=cQUjUPg1qDz&brand=0>

### THE CARTWHEEL

This cottage used to be the repair workshop and storage for horse drawn carts. Boasting a private garden with lawn to the front of the cottage. The Cartwheel front door opens into the country kitchen, with 6-seater dining table. There is a log-burner in the living room. Two bedrooms. Sleeps 4 + cot

VIRTUAL TOUR; <https://my.matterport.com/show/?m=DEXW5ha8EFS&brand=0>

### THE FARMHOUSE

The Farmhouse, a traditional slate and stone built property, is the smaller wing of the original farm house, which has recently been refurbished to a high standard. This accommodation in this beautiful holiday home is almost entirely on the ground floor, except for the master bedroom with its en-suite bathroom. It has three bedrooms, to accommodate a family of up to six people, and there's also room for a travel cot or two. The welcoming sitting room has a log-burner sitting beneath an oak inglenook on a Welsh slate hearth, and the charming character-filled kitchen has room for a dining table,. Externally it has a small private garden, from where steps lead to the private hot tub, Sleeps 6 + Cot

VIRTUAL TOUR: <https://my.matterport.com/show/?m=PNv5ZH6gPdD>

### **CROFT HOUSE**

This is the largest wing of the former Welsh farmhouse. The layout of the six bedrooms gives a flexible appeal to this superbly comfortable holiday house, with its own touch of hygge-styling, making it ideal for both large group holidays and family celebrations. Croft House has a private garden as well as a Luxury Marquis hot tub with deeply massaging jets. Sleeps 12 +2 cots (This property also has planning for Full Residential Use).

VIRTUAL TOUR: <https://my.matterport.com/show/?m=NuDG9UsU4iu>

### **GYM AND CHILDREN'S SOFT PLAY AREA**

The gym comprises: stepper, rowing machine, cycle and multi-gym. The soft play area has giant soft shapes, perfect both for the budding builders and artistically creative minds. Conveniently, the pool table is here to encourage the dads to baby-sit.

### **INDOOR LEISURE SUITE**

28' x 14' indoor heated swimming pool serviced by the bio-mass wood-pellet boiler, sauna and changing facilities. The pool is currently hired for weekly swimming lessons at quieter guest times ([www.swimmingwithoutstress.co.uk](http://www.swimmingwithoutstress.co.uk)) providing a additional income source.

### **BIG PLAY BARN & PETS CORNER**

Pets corner with hutches and feeding stations for guinea pigs and rabbits. Big play barn for under 8's with hand built wooden Wendy House, Catriona and Evie's shop and Jack's garage, with table tennis and air hockey for the older children and teens.

### **OUTDOOR ACTIVITIES**

The adventure playground is a magnet for small people with a house, slides, rope nets, and monkey bars. Communal Bbq area, Be a farmer for a week experience feeding the animals and collecting the eggs for children of all ages.

### **METHOD OF SALE**

The property is offered by private treaty, inclusive of trade inventory to include furnishings, fittings and contents.

VIEWING: Strictly by appointment only via the Agents.

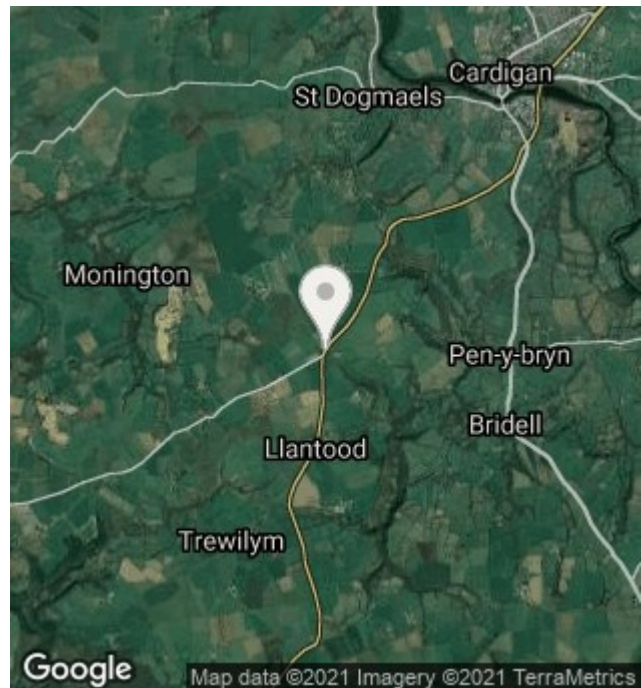
TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Private Drainage with new sewage maceration pump installed in 2020.

NME/HAL/OK/10/20





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London**

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