



MORRIS MARSHALL & POOLE

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Gorsdalfa, Cross Inn, Llanon, SY23 5NF

- Tourism Business/Holiday Let Complex
- Owner/Manager accommodation
- Character 4 bed farmhouse & 2 pleasant cottages
- Stone barn with planning for further let
- Well stocked lake
- Approx. 7 acres of land
- Pellet burner heating systems & solar panels
- Private, rural location
- Sauna and Hot Tubs included
- EER = 26



£675,000

ABERYSTWYTH OFFICE

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General Remarks & Situation An opportunity to acquire a refurbished, characterful, detached 4 bed farmhouse, stone barn conversions into two cottages, a further stone barn in excellent condition with planning permission for conversion to a four bed let, plus approx 7 acres including a large lake stocked with coarse fish. The property is set in a private location at the end of a no-through road within easy reach of the beautiful West Wales coastline. The properties are heated by pellet burners which provide sustainable heating. The complex is fully booked up for 2016 and have good repeat business, providing an ROI of 10-12%.

The village of Cross Inn is approximately 2 miles and provides local amenities to include Public House, Garage & village shop, with further amenities found at Llanrhystud approximately 5 miles, with the former harbour town of Aberaeron 7 miles, the University town of Lampeter 11 miles & the noted coastal & University town of Aberystwyth 14 miles, all of which provide a wider range of business shopping, educational and shopping amenities.

The Farmhouse Of traditional stone construction and has plenty of character with beamed ceilings, exposed stone walls etc. The house has been extensively refurbished and extends to

Accommodation Entrance door to

Reception Hall With staircase to First Floor

Conservatory 14'5 x 13'5 (4.39m x 4.09m) Of Cedar construction and double glazed with a tiled floor and French doors to rear gardens



Utility 9'6 x 6'11 (2.90m x 2.11m) With plumbing for washing machine, WC, Pellet fuel boiler

Kitchen 26'11 x 6'7 (8.20m x 2.01m) Comprising a range of base units with slate work surfaces, 1½ bowl granite sink (recently installed), LPG & electric range style cooker, Stanley oil-fired range cooker (de-commissioned), plumbing for dishwasher, built-in storage cupboard, larder. Beamed ceiling, maple wood parquet flooring and door to rear, windows to rear and side, 2 radiators. The kitchen runs the width of the rear of the house and gives access to both reception rooms, the Conservatory and south facing gardens.



Dining Room 15'5 x 14'5 (4.70m x 4.39m) With an attractive Victorian style fire place with modern multi-fuel stove on tiled hearth, pitched pine parquet flooring, beamed ceiling. Under-stairs storage, stone archway leading to Kitchen, window to front and radiator



Sitting Room 15'5 x 15'5 (4.70m x 4.70m) With exposed stone fireplace housing a multi-fuel stove on a slate hearth with log store to one side, oak flooring, window to front and side, beamed ceiling and radiator



On The First Floor

Landing

Bedroom 1 16'1 x 15'1 (4.90m x 4.60m) With triple built-in wardrobes, window to front and side, radiator and wood panelled ceiling

En Suite Comprising, shower, WC, wash hand basin and marble tiled walls and floor

Bedroom 2 9'6 x 5'11 (2.90m x 1.80m) Steps lead from the floor area to a mezzanine sleeping area / play area above. Radiator and window to front

Bedroom 3 15'5 x 8'10 (4.70m x 2.69m) With radiator, wood panelled ceiling and window to front

Bedroom 4 15'1 x 6'7 (4.60m x 2.01m) With part exposed ceiling timbers, restricted headroom to end, dormer window to rear and window to side, radiator

Bathroom Three piece bathroom suite with vanity basin; Tiled splash backs; Dormer window to rear; Window to side; Heated towel rail

Externally The property is set at the end of a council maintained no-through road. There is separate parking for the house and each of the cottages.

The property is formed in a 'U' shape with the house at the top, the cottages down one side and opposite the cottages a large stone barn with a recent new roof. This has planning permission (no time restriction) for conversion to a single holiday let, but it should be possible to split this to create two cottages, subject to re-application.

Opposite the house, at the other end of the 'U' is the lake. This has been stocked with coarse fish and, is a popular activity for visitors.

In addition to the stone barn, there is a further outbuilding to the front of the cottages which is currently used for storage, but could be a useful workshop. There is also an open fronted barn to the rear of the stone barn.

Each property has a private hot tub and the House also has a large Sauna Hut.

The Cottages The two cottages are converted from an old stone outbuilding. They both offer two bed accommodation with private outside areas including built-in barbecues, hot tubs and covered verandahs. Both are heated by their own pellet burning boilers.

Ty Trol Entrance door to

Hallway With alcove housing central heating boiler

Kitchen/Breakfast Room 15'5 x 8'10 (4.70m x 2.69m) Comprising a range of modern base & eye level units with work surfaces, fitted electric hob and oven with extractor over, stainless steel sink unit, plumbing for washing machine; Window to rear and side

Lounge 15'5 x 15'1 (4.70m x 4.60m) With a Multi-fuel stove on slate hearth; Double doors to decking area; Window to rear

Bedroom 1 (double) 15'5 x 8'10 (4.70m x 2.69m) Window to front; Radiator.

Bedroom 2 (double) 15'3 x 8' (4.65m x 2.44m) Window to front; Radiator

Bathroom Comprising WC, wash hand basin and bath with shower over; Tiled walls

Externally A private garden comprising with a covered decking area to one side. By the patio stands a wood fired hot tub and a lawned area giving enough room for young children to play.

The garden is surrounded by a high fence.

Ty Llyn Entrance porch

Hallway With Airing cupboard and storage cupboards

Kitchen/Dining 17'1 x 8'10 (5.21m x 2.69m) With a range of modern base & eye level unit, fitted electric hob with extractor over, fitted eye-level oven, black astracast sink, tiled splash backs. Door to covered decking area, window to rear and radiator

Bedroom 1 11'6 x 10'2 (3.51m x 3.10m) Window to front; Radiator; Currently set up as a twin room

Bedroom 2 15'1 x 12'2 (4.60m x 3.71m) Window to front; Radiator; This room is currently set up as a double with an additional sofa bed. There is access through this room to the

Living room 16'1 x 12'4 (4.90m x 3.76m) A new extension with lovely views over the lake, with a Multi-fuel stove, pine flooring. French doors to covered decking area and radiator

Externally This two bed cottage stands next to the fishing lake, it has a private decked patio area, with hot tub and a lawned area

The Land There are two enclosures of land. These extend to perhaps 5 acres in total. The larger enclosure has been left as a wildlife area. The smaller area is of rough pasture.

Running at one boundary is a small river providing a source of water for livestock. The land lies adjacent to an area of SSSI and there is a wealth of wildlife to be seen.

Tenure Freehold

Services Mains electricity, private drainage. Private water from a borehole and has been recently tested. It has all the required treatment, UV etc.

Viewings **STRICTLY** By prior arrangement with the selling agents Aberystwyth office on 01970 625 020.

Negotiations All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Outgoings Council Tax Band (tbc)

Directions These will be provided subject to viewing appointments made

Energy Performance Certificate A full copy of the EPC is available on request or by following the link below:

Public EPC URL: <https://www.epcregister.com/direct/report/0451-2843-6341-9195-7215>

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Ref: Aberystwyth Office: Tel: 01970 625 020
Ref: A15.61 Date: 25.04.16

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