



Fox Grant

SITUATION

Aberaron 3.5 miles, New Quay 7 miles, Lampeter 11.5 miles,
Aberystwyth 19 miles, Cardigan 22.5 miles, Carmarthen 32 miles
Airports: Cardiff Airport 87 miles

- 3 bed Park Home
- 4 Glamping Pods, Horsebox, 25 Caravan pitches.
- Facilities building, including outside kitchen.
- Indoor & Outdoor Arenas.
- Stabling for 17
- Stone barn with planning potential.
- Ample parking.

Grounds to about 23.6 Acres.

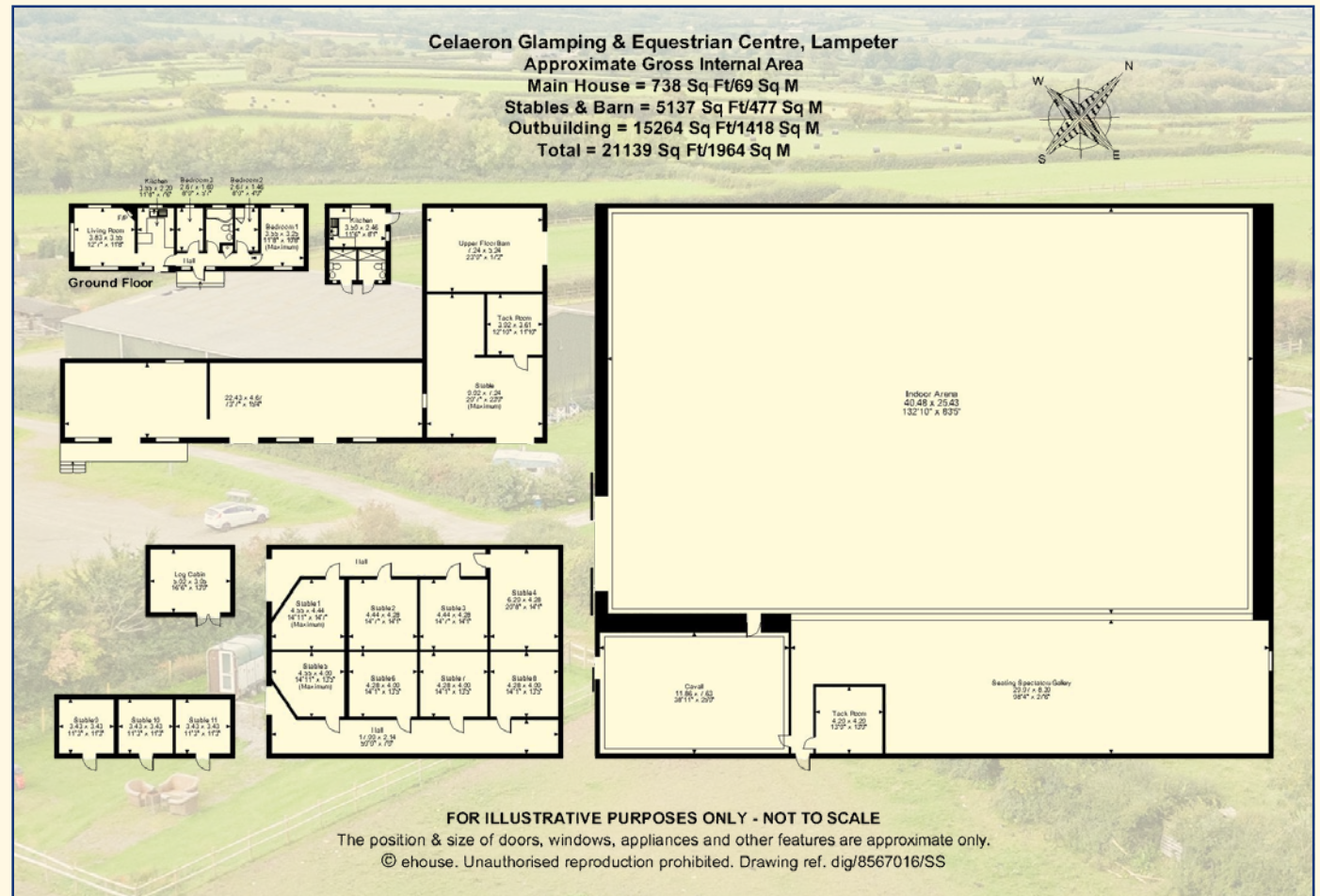
Celaeron is situated just a short distance from the coastal town of Aberaron and the West Wales Coast, which is renowned for its fishing and tourist attractions. Celaeron has been running as a glamping & caravan centre for 5 years with scope for further expansion either tourism or equestrian, with spectacular views over the Aeron Valley.

Celaeron equestrian offers a large indoor school with viewing gallery and an outdoor arena, large lorry park, stables and grazing land. It has been run historically for BD competition venue, fun shows, dog agility, private Stud, and livery yard.

Education There is an excellent range of both primary and secondary schools in Aberaron. There is a significant range of independent schools in the area including: Castle School, Llandovery College, Haberdashers Schools at Monmouth. For independents see www.isc.co.uk and for state school information see www.ceredigion.gov.wales.

Local, Sporting & Recreational The surrounding area provides a wealth of sporting and recreational opportunities, particularly along the Cardigan coast, which offers fishing, sailing, kayaking and swimming. Excellent cycling and walking can be found along the Aberaron and Llanerchyon cycle way. Further information on www.cardigan-bay.com/aberaeron-cardigan-bay

Important Notice: The site does have planning permission and a licence to be used as a touring caravan site, alongside the equestrian elements. However, other elements of the site (mobile home, toilet block, Glamping pods etc) are currently being regularised as lawful/seeking the necessary permissions through the Local Authorities.

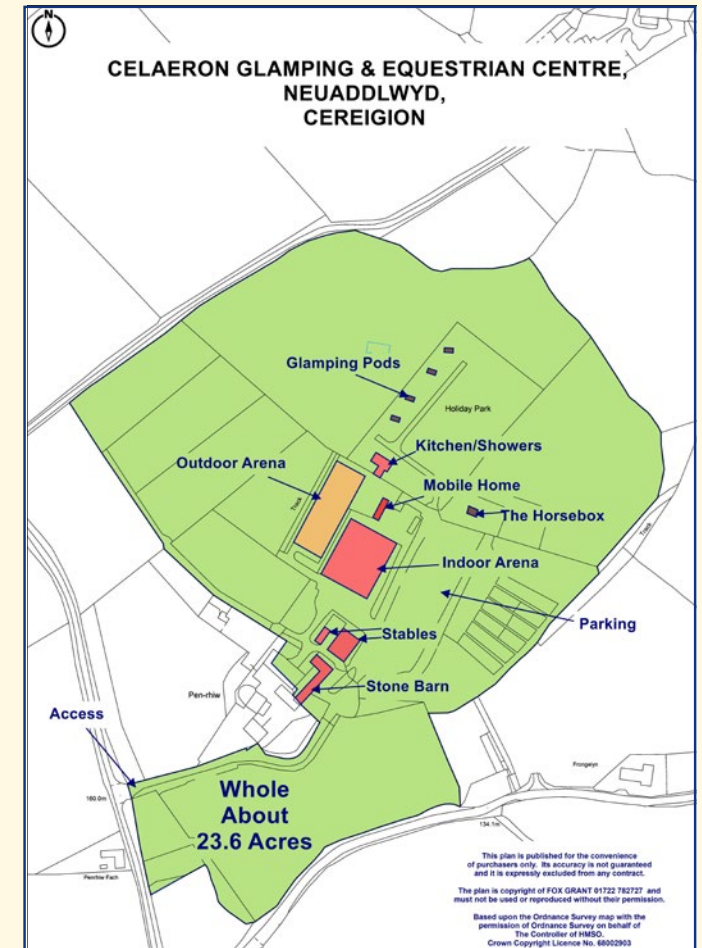


CELAERON GLAMPING & EQUESTRIAN CENTRE

is a well located with stunning views over the Aeron Valley, making it a lovely setting for glamping site. The property is approached via a tarmac drive that leads up into large parking area. To the left on entering is the stone barn with lapsed planning for 3-bedroom cottage, which would be ideal holiday let or staff accommodation. The internal stables are thereafter with 3 timber looseboxes to the rear with useful concrete yard with access to the fields beyond. The 40m x 26m indoor arena with small waiting area and tack room with seating with the 20m x 60m outdoor to the rear. Situated behind the arena is the 3 bed Park Home with summer house.

In the field beyond is the 4 Glamping pods that sleep 4 with underfloor heating, tea/coffee making facilities with communal kitchen, toilet/shower block, and outside kitchen with dining area. There are 25 caravan pitches with hook ups and through gate into another paddock is "Betty Bedford" Horsebox. Beyond the large car park is further paddock that is ideal for further pods, or for grazing.

Further information: www.celaeronglamping.co.uk (note all enquiries must be through the



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY: Ceredigion County Council 01545 570881

COUNCIL TAX: G - £1994.00 (2022/23)

SERVICES: Mains electricity & water is connected. LPG Gas for heating of the home, broadband, private drainage

TENURE: Freehold with vacant possession.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.





VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



**Celaeron Glamping & Equestrain Centre
SA48 7RG**

DIRECTIONS

Postcode: **SA48 7RG**

From Aberaeron take the A482 road towards Lampeter. Leave Aberaeron and after approx. 2miles you will come to a right hand turn signed to Oakford and with a brown directional sign to Cel Aeron. Follow the lane and the signs up the hill through Neuaddllwyd and at the top turn right, again signed and keep right at the junction into the Equestrian Centre, which lies to the rear of the old farmhouse.

COUNTRY & VILLAGE

FARMS, LAND & SMALLHOLDINGS



EQUESTRIAN SPECIALISTS

TOURISM & LEISURE