



CLYDEY COTTAGES

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FINE & COUNTRY

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A Magnificent Opportunity to Carry on the Legacy of Clydey Cottages....

and develop a business for 2025 and beyond. Clydey Cottages offers a rare chance to acquire a thriving, award-winning luxury holiday cottage complex located in the heart of Pembrokeshire. With its unrivalled reputation, strong income streams, and future bookings, this property represents an exceptional lifestyle and investment opportunity.

Key Features

- Outstanding 5-Star Holiday Cottage Complex: Recognised as one of Wales' premier self-catering resorts.
- Serviced Luxury Accommodation: 10 exquisitely appointed holiday units: - 4-bedroom farmhouse - 2 x 3-bedroom cottages - 4 x 2-bedroom cottages - 3 x 1-bedroom cottages
 - Award-Winning Business: Rated 4 and 5 stars by Visit Wales, with accolades from Visit Wales, Pembrokeshire Tourism Awards, TripAdvisor, Mumsnet, and Baby Friendly Boltholes.
 - Exceptional Indoor Leisure Facilities: Heated indoor swimming pool, sauna, games room, indoor soft play, spa treatment room, hot tubs.
 - Family-Friendly Features: Clydey Farm animal feeding, egg collecting, children's play area, children's club, ride on toys and Games Room.
 - Idyllic Setting: Landscaped gardens, pasture paddocks, and woodlands surrounding a stream, set in approximately 15.8 acres (subject to measured survey).
 - Turnkey Opportunity: A thriving business offered as a going concern with significant income streams and future bookings.

Clydey Cottages has received extensive recognition, not only for its luxurious accommodations but also for its commitment to providing memorable experiences. Glowing coverage in publications such as, The Times and The Telegraph, further cementing its position as a premier destination in Pembrokeshire.





Location

Clydey Cottages enjoys a prime location in North Pembrokeshire, situated on the borders of Pembrokeshire, Ceredigion, and Carmarthenshire. This idyllic area provides guests with a wealth of attractions, including stunning beaches, national parks, and charming towns.

Nearby highlights include:

Newcastle Emlyn (5 miles)

Cenarth Falls (3 miles)

Cardigan (10 miles)

Poppit Sands (13 miles)

Newport Beach (15 miles)

Pembrokeshire Coast National Park

Cardigan Bay, renowned for its pod of Bottlenose dolphin sightings, Puffins, seals and whales



Overview

In addition to its outstanding reputation, Clydey Cottages is a robustly profitable business, with a reported annual turnover exceeding £500,000. Its significant profitability ensures it remains an attractive investment opportunity for prospective buyers seeking a successful, income-generating enterprise. Clydey Cottages has been meticulously upgraded and maintained by the current owners since 2003. The properties seamlessly blend 18th-century charm with modern luxury, creating a retreat that appeals to both families and couples. The business boasts a loyal clientele, many of whom return year after year, ensuring a stable and growing income stream which also has great potential with all of the associated platforms and also the opportunity to proactively manage the significant database.

Accommodation & Amenities

Each cottage retains its original charm with features such as wooden beams and log-burning stoves, combined with modern conveniences like super king beds, underfloor heating, and WiFi. For families, Clydey provides all the essentials needed for a stress-free holiday, including cots, highchairs, and sterilisers.

The grounds offer landscaped gardens, wildflower meadows, and woodland walks leading to a , a tributary of the River Cych.

Additional facilities include: • Heated indoor swimming pool, sauna and indoor hot tub. • Games room and indoor soft play • Spa treatment room • Outdoor play areas and activities such as animal feeding and egg collecting * Woodland Adventure Area and Woodland Shelter with fire pit.

Externally – Clydey Cottages Accommodation and Facilities

Clydey Cottages is thoughtfully arranged around stunning landscaped grounds and gardens, offering breathtaking views across the surrounding fields and down the valley towards the woodland and small river on the eastern boundary. The property encompasses

approximately 15.8 acres (subject to measured survey), creating a private and idyllic environment for guests.

Leisure Facilities

Positioned beyond the cottages, the leisure facilities are a highlight of the property, meticulously designed to enhance the guest experience: • Heated indoor swimming pool with an adjoining plant room. • Sauna and spa treatment room. • Changing rooms and modern toilet facilities. • Games room and an indoor soft play area for children, with coffee machine and relaxation area for parents • Relaxation lounge with a sun terrace outside, upgraded with delete the word 'new' quartz resin-covered slabs for safety and comfort. • Outdoor play area designed by Playdale Ltd with a variety of features for all age groups.





Farm and Woodland Features

- Smallholding Area: Purpose-built enclosures, field shelters, and a visitor shed enhance the ***"Clydey Farm Experience."**
- Woodland Adventure Shelter: Constructed in 2019 to provide a dry and fun space for children's activities during wet weather.

Further amenities include a reception and shop building, laundry and equipment stores, ample parking, and a garage/store room. The property also features planning permission (now lapsed) to extend the existing leisure building.

A Rare Investment Opportunity

This unique holiday complex benefits from a proven track record of financial success and a loyal customer base, resulting in both strong repeat bookings and ongoing profitability. Clydey Cottages stands as a turnkey business with substantial potential for further growth in the thriving Pembrokeshire tourism market.



Clydey Cottages is an award-winning, profitable business with significant future bookings and the potential for further growth. It provides a lifestyle opportunity to live and work in one of the most beautiful regions in Wales while building on its established reputation and success.

Video Link: <https://youtu.be/g05pnDIBqWc>

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		















We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

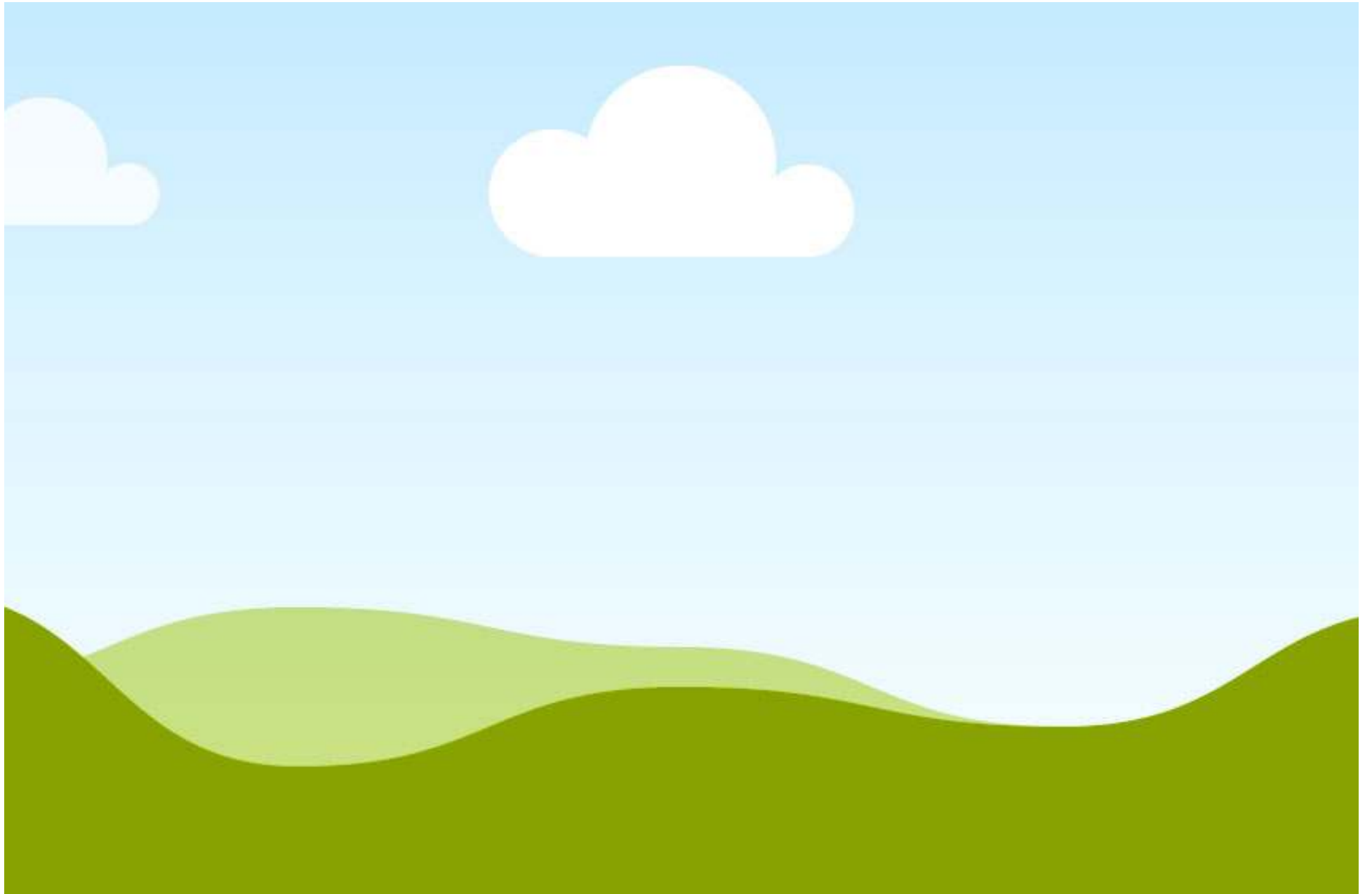
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If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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