



# GORSDALFA

Llanon | Ceredigion | Wales | SY23 5NF

FINE & COUNTRY

GORSDALFA

---

# GORSDALFA

---

"Gorsdalfa" is a captivating 4-bedroom country smallholding, situated in the heart of West Wales. This property offers a unique opportunity to enjoy the tranquility of rural life while being conveniently located within easy reach of Aberystwyth, Aberaeron, Lampeter, and New Quay.

The main house is a charming country residence, boasting four spacious bedrooms. The property is set within approximately 1 acre of land, providing ample space for gardening, outdoor activities, or simply enjoying the peaceful surroundings.

One of the standout features of this property is the inclusion of two active, income-producing holiday cottages. These cottages have been completed to a high standard by the current owners, offering comfortable and stylish accommodation for guests. This presents an excellent opportunity for the new owners to continue an existing holiday let business.

In addition to the cottages, the property also comes with fishing rights over an adjacent lake. This is a valuable feature, offering hours of relaxation for fishing enthusiasts and a unique selling point for potential holiday let guests.

## Location

The property's central location provides easy access to several popular towns in West Wales. Aberystwyth, known for its Victorian and Edwardian architecture, offers a range of amenities including shops, restaurants, and cultural attractions. Aberaeron, a charming seaside town, is famous for its colourful Georgian houses and delicious seafood. Lampeter is a historic market town, home to the oldest university in Wales. Finally, New Quay is a picturesque coastal town, renowned for its sandy beaches and vibrant harbour.

In conclusion, "Gorsdalfa" offers a unique blend of rural living, business potential, and convenient location. It's a perfect choice for those seeking a peaceful lifestyle with a rewarding income opportunity.





#### Vendor Interview:

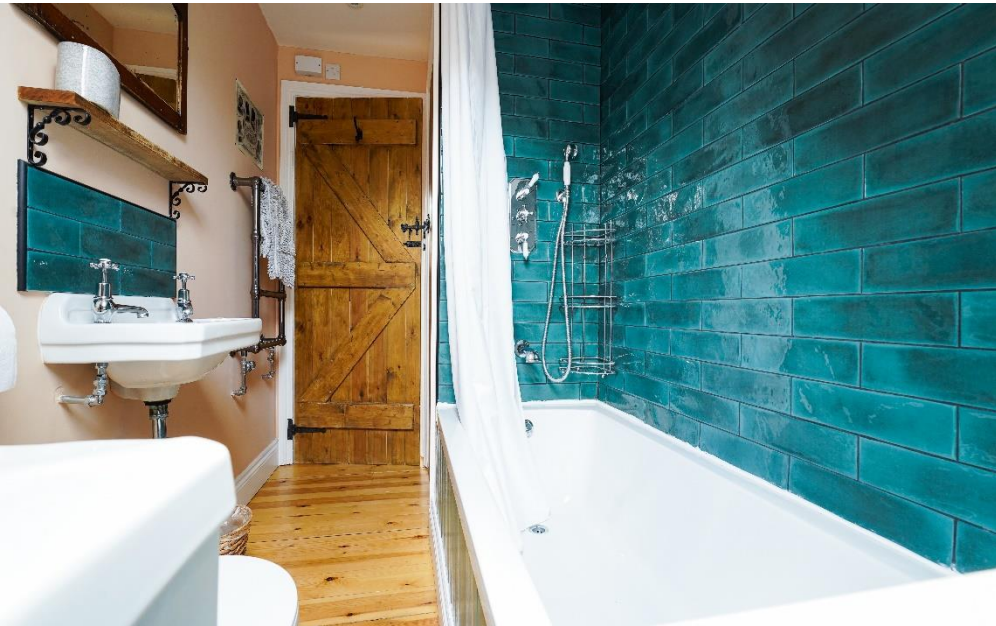
This is a remarkable part of the world. Prior to choosing Gorsdalfa, Julie and I did a tour of Wales with my initial preference being Gwynedd, where my family is from. However, a brief stopover in Cross Inn convinced us otherwise. The community is a healthy mix of locals and ex pats from all over the place. At its heart you have The Rhos Yr Hafod pub, which has regularly won West Wales CAMRA Pub Of The Year, and Glenarthen Stores in the village where you will get to know everything (and everyone!) about the area.

The tranquillity and harmony with nature is a standout quality of the life we have led here, with Red Kites, Honey Buzzards, Owls, Pipistrelle bats and Cuckoos being regular visitors. We even have our own semi-domesticated pheasants who roam the grounds. In addition to this it is not uncommon to see otters, badgers, hedgehogs and the odd pine marten, as well as the cows in the fields owned by Gerwyn the local dairy farmer. It is a truly calming environment which we will miss so much. The bridleway at the back of the property leads to the famous Ty Nant springwater facility and also to Cross Inn forest which is perfect for walks.



The guests who visit our cottages (many of whom frequently return) value all of this as our Visitor Books will attest to, and the proximity of some of the best beaches in Wales is also a major plus point. Aberaeron features some excellent bars and restaurants and the Cambrian Mountains just beyond Tregaron offer spectacular wilderness, forests and walking opportunities. We will be very sorry to leave, but sadly, family circumstances mean that we have to . Nevertheless, Gorsdalfa will always have a place in our hearts.









Fine & Country West Wales  
The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH  
Tel: 01974 299 055| [nigel.salmon@fineandcountry.com](mailto:nigel.salmon@fineandcountry.com)