



FFRWDWENITH ISAF

Felinwynt, Cardigan, Ceredigion, SA43 1RW

FINE & COUNTRY

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Ffrwdwenith Isaf: A Unique Lifestyle and Business Opportunity on the Cardigan Bay Coast

Presenting an exceptional countryside coastal estate, superbly situated in the scenic South Ceredigion landscape. This property offers a unique lifestyle purchase with panoramic sea views and immediate access to the stunning Welsh coastline. Comprising a collection of distinctive residences, this small estate is a true gem, perfect for those looking to embrace the beauty of Welsh coastal living or invest in a rewarding hospitality business.

Main Residences:

The Farmhouse

A substantial five-bedroom character home brimming with original features and capturing sweeping sea views from nearly every room at the front. A perfect family residence with ample space for entertaining and relaxation.

Annex

Adjoining the farmhouse, this cosy annex includes its own private entrance, garden, and dedicated parking spaces—ideal as a guest suite or additional rental option.

Ysgubor Mawr

An impressive five-bedroom barn conversion with an expansive 44' x 16' open-plan living area featuring a wood-burning stove and five en-suite bedrooms. This residence embodies a perfect blend of rustic charm and modern comfort.

Piggery Poke

A detached three-bedroom cottage surrounded by wrap-around gardens, all with breathtaking coastal views. An inviting space for families or groups seeking tranquil seaside retreat.





Beudy Bach

A delightful one-bedroom cottage with its own private garden and parking, offering a charming, secluded getaway.

The Lodge

A private, one-bedroom holiday retreat complete with a generous garden, decking area, and parking. This secluded space is perfect for couples seeking a peaceful coastal escape.

Estate Grounds:

Nestled within approximately 7 acres of beautifully maintained gardens and pastureland, Ffrwdwenith Isaf enjoys a serene, private setting with far-reaching views along the coast. The estate's idyllic location places it in close proximity to the popular beaches of Aberporth and Mwnt, allowing guests to experience some of the finest coastal scenery Wales has to offer.



Business Potential:

Ffrwdwenith Isaf currently operates as a high-quality holiday letting business, accommodating up to 48 guests across its well-appointed residences. The current owners have meticulously converted the property to a very high standard, and it is now offered as a thriving, turnkey business. With its superb location on the Cardigan Bay Coast, this estate presents a lucrative opportunity for those seeking a lifestyle change or a significant addition to their property portfolio.

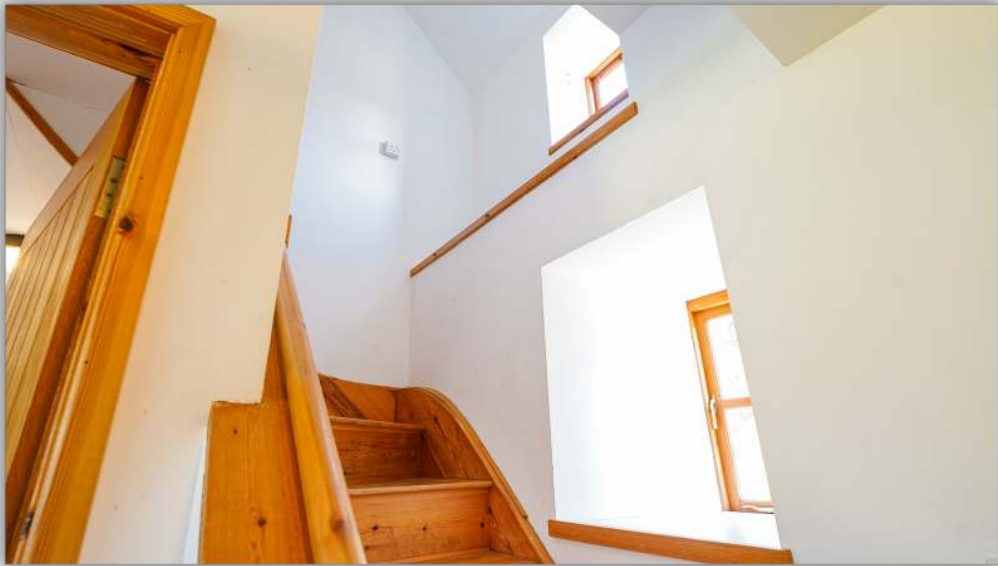
This is a rare opportunity to acquire a distinctive estate with vast potential, blending a peaceful rural lifestyle with income-generating holiday accommodation in one of Wales' most sought-after coastal regions.

Video Link: https://youtu.be/iA-FYy_Wt4Y

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(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.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

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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Ffrwdwenith Fach, Felinwynt, Cardigan, SA43 1RW

Approximate Gross Internal Area

Farm House : 2136 sq ft - 198 sq m

The Barn : 1111 sq ft - 103 sq m

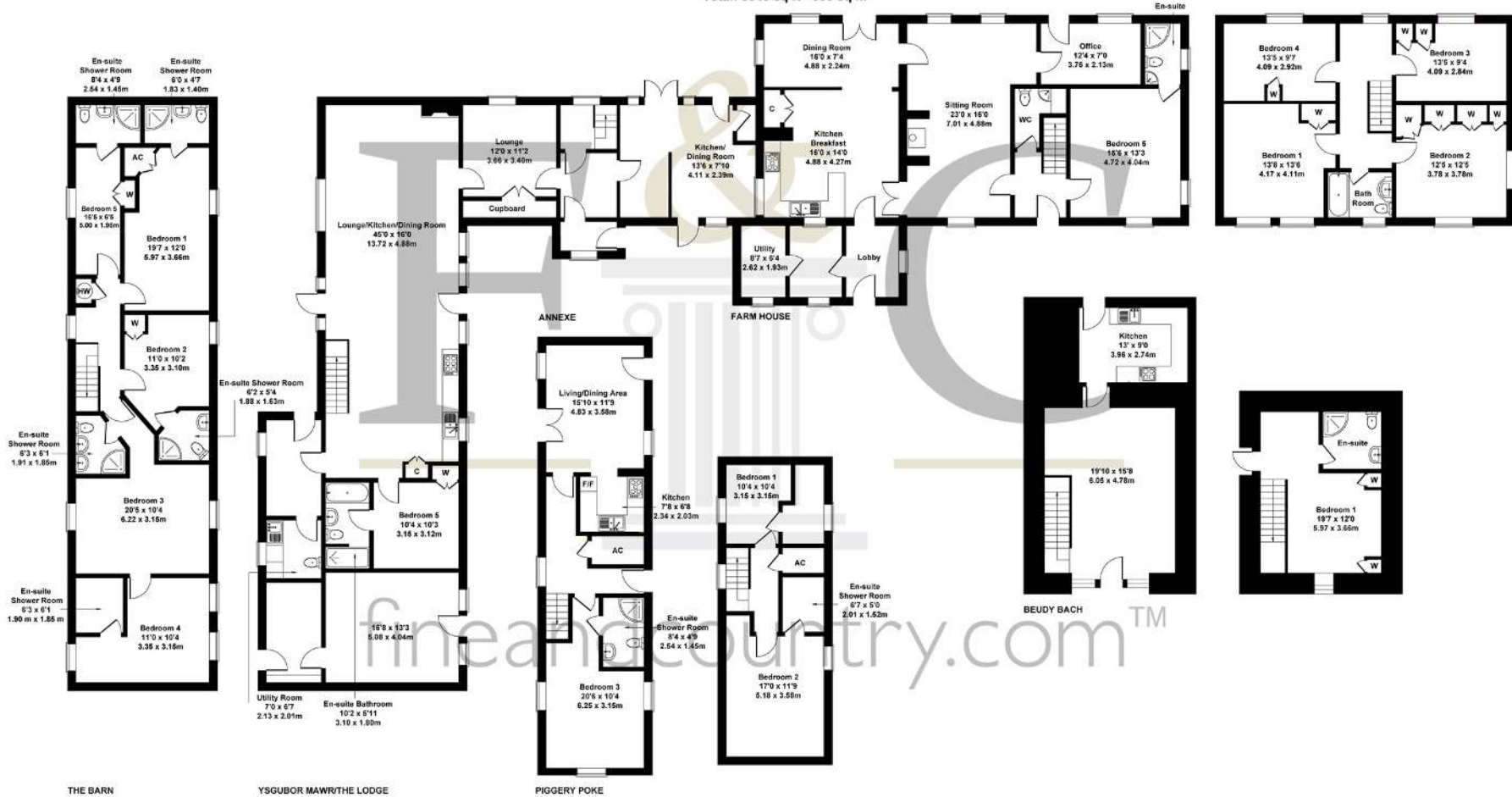
Piggery Poke : 1009 sq ft - 94 sq m

Ysgubor Mawr/The Lodge/ :1334 sq ft - 124 sq m

Annexe: 501 sq ft - 46 sq m

Beudy Bach: 752 sq ft - 70 sq m

Total: 6843 sq ft - 636 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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