



CLYDEY COTTAGES

Penrallt, Lancyh, Nr Boncath, Pembrokeshire, SA37 0LW

savills



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Award winning luxury 5* holiday cottages complex in Pembrokeshire

- Outstanding 5* holiday cottage complex
- One of the premier resorts in Wales
- Serviced luxury accommodation
- 10 holiday units in total
- 4 bedroom farmhouse, 2 x 3 bedroom cottages, 4 x 2 bedroom cottages & 3 x 1 bedroom cottages
- Award winning business Graded 4 and 5 Star by Visit Wales
- Exceptional Leisure Facilities including: Heated Indoor Swimming Pool
- Sauna, Games Room, Indoor Soft Play, Spa Treatment Room, Hot-Tubs
- Clydey Farm Animal Feeding and Egg Collecting
- New Children's Play Area
- Complimentary Children's Club
- Set in idyllic grounds & gardens with pasture paddocks and woodland near a stream
- In all, set in about 15.8 acres (stms)
- Offered for sale as a going concern with significant income and future bookings

SITUATION

The Clydey resort is located in North Pembrokeshire, West Wales and is in an excellent position near the borders of the three Counties of Pembrokeshire, Ceredigion and Carmarthenshire, allowing ease of access to explore all the sights and enjoy the activities that are on offer in this ever popular and unspoilt part of Wales. The pretty shopping towns of Newcastle Emlyn (about 5 miles to the north east) and Cardigan (about 10 miles to the north west) are both within easy reach. The famous Pembrokeshire Coast National Park is nearby providing miles of sandy beaches and coastal walks while the equally stunning Cardigan Bay is renowned for its dolphins. Poppit Sands beach is only about 13 miles away to the north west while Newport beach is only about 15 miles to the west. Reaching the resort from South Wales and England is also quick with Carmarthen and the A40 M4 link road being about 18 miles to the south east, taking you onto Swansea (about 51 miles), Cardiff (about 90 miles), the Severn Bridge and beyond.





OVERVIEW

Clydey Cottages was acquired by the current owners in 2003 and over the years has been fully refurbished twice and is continually undergoing improvements to the accommodation and facilities to maintain its high quality for guests. Clydey Cottages is now one 'of the premier self-catering holiday destinations in Wales and is a successful business with many repeat customers. The husband and wife owners have been rewarded and recognised for their work and enterprise by winning a whole host of Awards from various organisations including Pembrokeshire Tourism Awards, Visit Wales, Trip Advisor, Mumsnet and Baby Friendly Boltholes. The owners are now busy with other business ventures including a public house and restaurant and so have decided that now is the time to pass on the Clydey Cottages baton to new owners who will continue with providing treasured holidays and memories from West Wales. The property is being offered for sale as a going concern with significant income and future bookings.

DESCRIPTION

The luxury holiday cottages, services and facilities, dedicated to families and children but also popular with couples on romantic breaks, will delight and entertain everyone. Clydey is where holiday memories begin, children are enthralled and adults really can relax. At Clydey, the charm and character of 18th Century Pembrokeshire farm buildings has been retained with wooden beams, log burning fires and a mixture of contemporary and traditional furnishings. Whilst retaining the character of the 18th Century, the owners have made sure that each of the luxury holiday cottages has as much of the convenience and luxury of modern day living as is possible – super king beds, crisp white linen, fluffy towels, underfloor heating, slipper baths and wifi to name a few.

For families and especially parents of babies and toddlers, they can provide almost everything that you may need, to save guests bringing from home. Essentials such as cots (they provide full size wooden cots with mattresses, not travel cots), high-chairs, stair-gates, sterilisers, step-ups, potties, back-packs, monitors, changing mats, toddler z-beds, as well as the usual facilities of self-catering holiday cottages.

The stunning shared grounds include landscaped lawns for lazy days and picnics, wild flower meadows, a woodland walk down to the stream for dam building, playing pooh sticks or simply splashing around, animals to feed, eggs to collect, outdoor and indoor play areas, as well as superb leisure facilities for the whole family.





CLYDEY EXPERIENCE

A key ingredient to the success of the complex is the "Clydey Experience" that the owners and staff all embrace and look to instil in the running of the site for guests. The setting is beautiful, with stunning views that take your breath away. The holiday home from home is warm and welcoming, with little touches that make the difference – fresh flowers, fluffy towels, crisp white bed linen, steaming hot showers, slipper baths and real log fires. Nearly everything guests need is provided for.

The host of complimentary services are also integral to this Clydey Experience. Children love the daily interactive animal feeding and egg collecting; search for mini-beasts during the Woodland Adventures Session; learn how to juggle at Circus School; eagerly rush to Children's Club or simply marvel at the freedom they are allowed in the safe but exciting grounds. The freedom to be carefree, as children should be. Teenagers are not forgotten with the Games Room, DVD film selection, Wii games console, trampoline and numerous books and board games as well as the heated indoor swimming pool.

The whole family can enjoy unlimited swimming in the heated indoor pool, with poolside space to relax on the loungers and enjoy the far reaching views, whatever the weather. Parents really can relax, enjoying a freshly ground coffee, reading the papers or a magazine on the comfy sofas whilst children play in the playroom, or treat themselves to a relaxing Decleor treatment in The Clydey Spa.





HOLIDAY ACCOMMODATION

The site includes ten self-catering luxury units that includes the original farmhouse and nine further cottages that have been converted from the old period barns. In summary the accommodation is as follows:

4 Bedroom Farmhouse

A large, spacious stone cottage (well, house really!) offering excellent accommodation for up to 8 people, ideal for two families to share, with its own dedicated private Hot Tub on the terrace in the back garden.

Two 3 Bedroom Cottages

Honeysuckle: Honeysuckle Cottage is one of the larger, family cottages with three bedrooms and a spacious open plan downstairs.

Bramble: Bramble Cottage is one of our three bedroom family cottages, offering cosy and comfortable accommodation and magnificent views over far reaching countryside.

Four 2 Bedroom Cottages

Tansy: Tansy Cottage is the most spacious and luxurious two bedroom cottage, stepping out onto and overlooking the meadow and front lawns.

Heather: A romantic stone built, two bedroomed cottage overlooking the front lawns.

Snowdrop: A delightful and very comfortably furnished, two bedroomed stone cottage.

Jasmine: A pretty and very comfortable, two bedroomed stone built cottage, with attractive open plan sitting/dining room, feature fireplace with wood burning stove and fitted kitchen area.

Three 1 Bedroom Cottages

Ivy: A wonderfully romantic little stone Cottage, attached to the main farmhouse, and enjoying magnificent views over the far reaching countryside, hills and woodland.

Lavender: A pretty, cosy, one bedroomed stone cottage, with comfortable open plan sitting/dining room and an inglenook fireplace with wood burning stove.

Foxglove: A pretty, one bedroomed stone cottage, with character wooden beams, comfortable open plan sitting/dining room with inglenook fireplace and wood burning stove.



EXTERNALLY

The farmhouse and holiday cottages are all set around beautiful landscaped grounds and gardens with views across the fields and down the valley towards the woodland with a stream beyond the boundary to the east. In all, the property extends to about 15.8 acres (stms – subject to measured survey). The key leisure facilities are located together beyond the cottages area.

Superb Leisure building (added by the current owners in 2007) providing a stunning **indoor heated swimming pool** with plant room, **sauna, spa treatment room, changing rooms, toilets, games room, indoor soft play area and relaxation lounge.**

Outside sun terrace with new quartz resin covered slabs for comfort and safety.

Brand new (September 2019) **outdoor play area** designed and constructed by Playdale Ltd. The swing set includes a large basket swing for shared fun, a standard swing seat and a fantastic parent-child/toddler swing. This swing means parents or older children can sit at one end whilst facing their younger child/sibling, safely secured at the other end. The fabulous climbing frame has two climbing walls, lookout platforms, a whizzy slide and integrated games along the way. For toddlers who cannot yet manage the climbing walls, there's a ride on train with crawl through tunnel trailer and for all the family, there is an adventure trail to test agility and balance.

Smallholding area with enclosures, field shelters, visitor shed with hand/welly cleaning facilities for the "Clydey Farm Experience" that includes the petting and feeding of small animals with pigs, sheep and chickens.

Brand new (2019) **Woodland Adventures shelter** for the children sessions when the weather is not so dry.

Reception, Shop building and site office

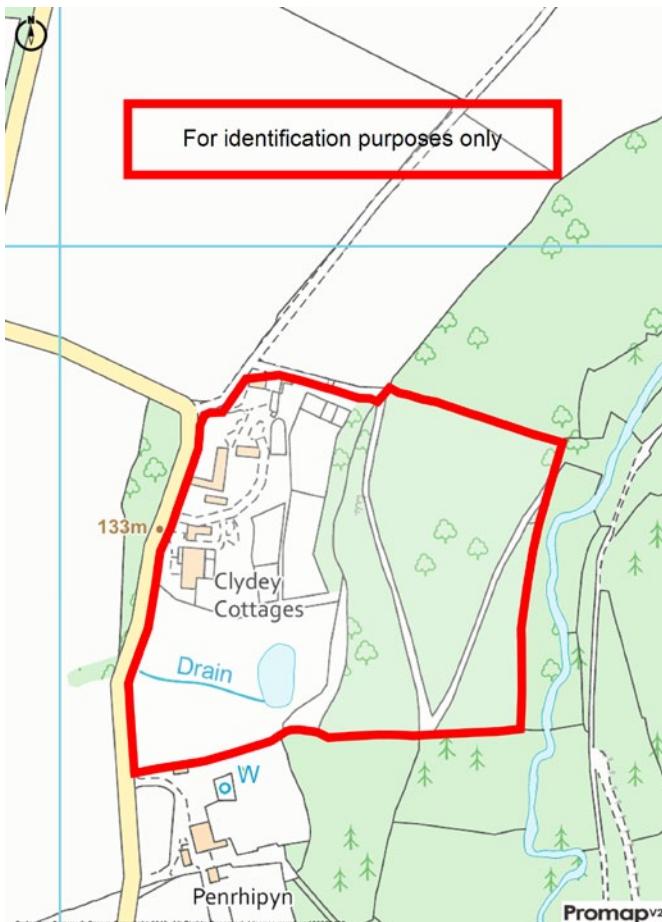
The small shop onsite sells essentials such as milk and butter, drinks, quality frozen ready meals, post cards, Clydey prints, jams and chutneys, Welshcakes, beach stuff etc.

Laundry and equipment stores

Garage/store room

Ample car parking area for guests and staff





CLYDEY COTTAGES WEBSITE

The cottages website also has further information including floorplans and 360 degrees video tours.

Website: <https://www.clydeycottages.co.uk/>

Planning Permission

The property has planning permission to extend the current leisure building to provide further space for leisure facilities for the Clydey Cottages guests. Please ask the agent for further information.

GENERAL REMARKS AND STIPULATIONS

Employees/TUPE Regulations

Where applicable, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations and the taking on of any existing and eligible employees.

Value Added Tax

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Trade Fixtures & Fittings

Trade fixtures, fittings, furniture and equipment will be included in the sale. An inventory is available from the vendor's agents.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewing: Strictly by appointment with Savills.





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