



Smugglers Cove

Aberdyfi, Gwynedd

Carter Jonas

**Smugglers Cove
Frongoch Boatyard
Aberdyfi
Gwynedd
LL35 0RG**

Smugglers Cove provides a unique holiday letting investment with huge potential, which comprises of two self-catering holiday cottages, two converted glamping boats and four stunning camping pitches on the edge of the beautiful Dyfi Estuary in Aberdyfi.

In addition, there is an established boatyard with access to the estuary with approval for up to 15 moorings and versatile office accommodation and workshops.

Located less than a 15 minute drive from the thriving market town of Machynlleth in the heart of the Dyfi Biosphere, home to the famous Centre of Alternative Technology and increasingly popular Dyfi Bike Park, the town is a cultural hub that hosts an extremely popular comedy festival in early May as well as a world-renowned music festival at the end of August each year.



Location

Smugglers Cove is just a short distance from the picturesque harbour village of Aberdyfi.

The towns of Machynlleth and Dolgellau are within easy reach and offer a wider range of shops, public houses, and administrative services.

Amenities

Aberdyfi is known for its sandy beaches and scenic harbour with a range of services expected of a tourist destination, including independent shops, restaurants, and public houses.

With its combination of coastline, countryside, and outdoor activities, the Aberdyfi area is a popular destination for both holidaymakers and property buyers seeking a balance of natural beauty and accessibility.

Situated within Eryri National Park, guests at Smugglers Cove have easy access to the surrounding countryside, woodlands, and shoreline. Popular tourist attractions include walks up Cader Idris, the Ynys-hir Bird Reserve, and the beaches of southern Eryri.

The Business

The present owners have developed the site to include a self catering holiday cottage complex which provides two detached cottages, two unique glamping beached boat accommodation experience and camping pitches. This has created a profitable holiday letting business from which has been operated since 2006.

The lodges and cottages are let out via a dedicated website (www.smugglerscove.info) and several accommodation agencies which generate a good level of repeat business. The business is profitable with a turnover that has shown growth over recent years. Further details on the trading accounts can be provided by the selling agent on request.

Smugglers Cove provides a diversified income profile across the business entities, with rental income from the holiday accommodation and the camping pitches, as well as the boatyard, workshops and general storage facilitates.

Chapel House and Quarry Cottage

Chapel House and Quarry Cottage offer a unique self catering holiday cottage complex that provide charm and character throughout. The properties were extensively restored in 2006 and have been subsequently modernised.

Chapel House is a detached stone built cottage which offers attractive accommodation throughout. The ground living accommodation comprises an open plan living room with wood burner. The remainder of the room is thoughtfully laid out with the kitchen dining space offering a fitted kitchen with tasteful touches in keeping with traditional character of the cottage.

The remaining ground floor accommodation is accessed from the kitchen area providing three good sized bedrooms along with two shower rooms and a two WCs. The first floor has two further bedrooms.

Outside guests have use of a large patio area with long table & benches and a BBQ, ideal for those al fresco group dining experiences or a relaxing gin and tonic in a private sun trap.

Behind Chapel House is a completely secluded BBQ area, nestled underneath the old quarry face, which will be delight for families and equally suited to outside entertaining with friends

Quarry Cottage provides similarly high quality living accommodation, with the internal space finished with an eye to detail and to a high standard with a mixture of modern décor whilst retaining many traditional features. The ground floor extends to a kitchen diner with a fitted kitchen and a wood burner along with two bedrooms and a bathroom.

Externally there is a courtyard which is a completely private space for visiting guests and is perfect for outside dining.

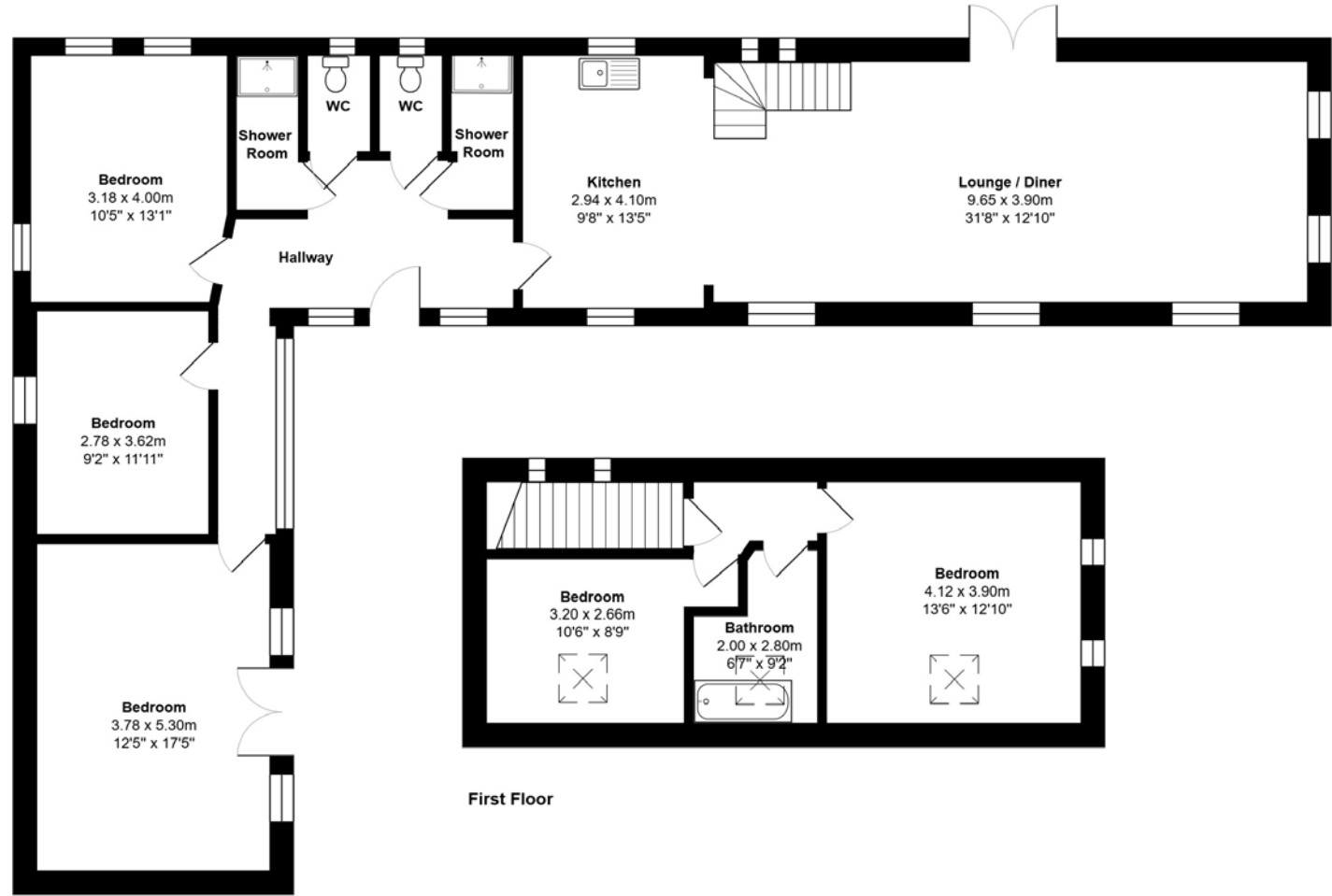
The cottages are situated next to each other and are available to rent together as a single holiday let.



Chapel House Floor plan

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Approximate Gross
Internal Area:
1,320 sq ft / 122.66 sq m

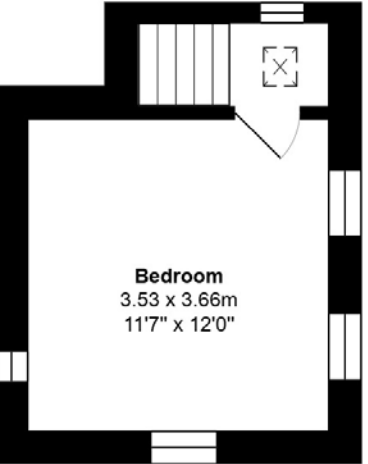
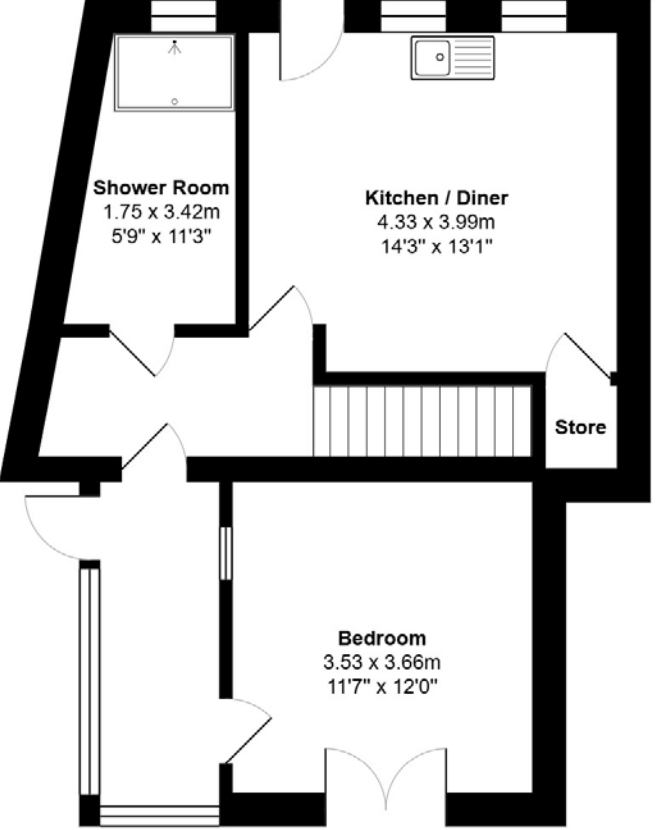


For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Quarry Cottage Floor plan

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Approximate Gross Internal Area:
389 sq ft / 36.16 sq m



The Boy John

The Boy John provides unique accommodation as a restored traditional fishing trawler that provides a cosy and characterful retreat for up to four guests. The main stern cabin features a small double bed, with the living area providing two cushioned bench seats which are ideal as sleeping spaces for children.

The wheelhouse is accessed via a short ladder to living space and further sleeping accommodation where , a bench-style day bed can be extended to create an additional small double bed.

While the facilities are simple, the accommodation provides a charming and unforgettable atmosphere for guests.



The Hannah

The Hannah is a stunning 32ft mahogany Hillyard yacht which has been sympathetically converted into cosy glamping accommodation. Set in a peaceful waterside spot, this is again a distinctive accommodation experience.

As a sister vessel to The Boy John, The Hannah also enjoys a sunny southerly aspect with views across the Dyfi Estuary.

Inside, the yacht offers characterful and comfortable accommodation. The aft cabin features a double bunk, while the forward cabin provides twin bunks which are ideal for families or small groups. A cosy seating

area with a compact kitchen creates a warm and inviting space to relax, and the small wheelhouse serves as an entrance area with charming views across the water.

While the experience is centred around simple living, The Hannah provides all amenities that guests require including wood-burning stove, a two-ring gas cooker with grill and oven, a kettle, a small sink, plug sockets, lighting, and even a record player with sound system.



The Office

The office at Smugglers Cove provides versatile space that can be utilised for a variety of uses.

The office accommodation is currently used as the administrative centre of the complex however could easily be converted to provide studio space, shop, a flexible space for classes and events or even a café/restaurant.

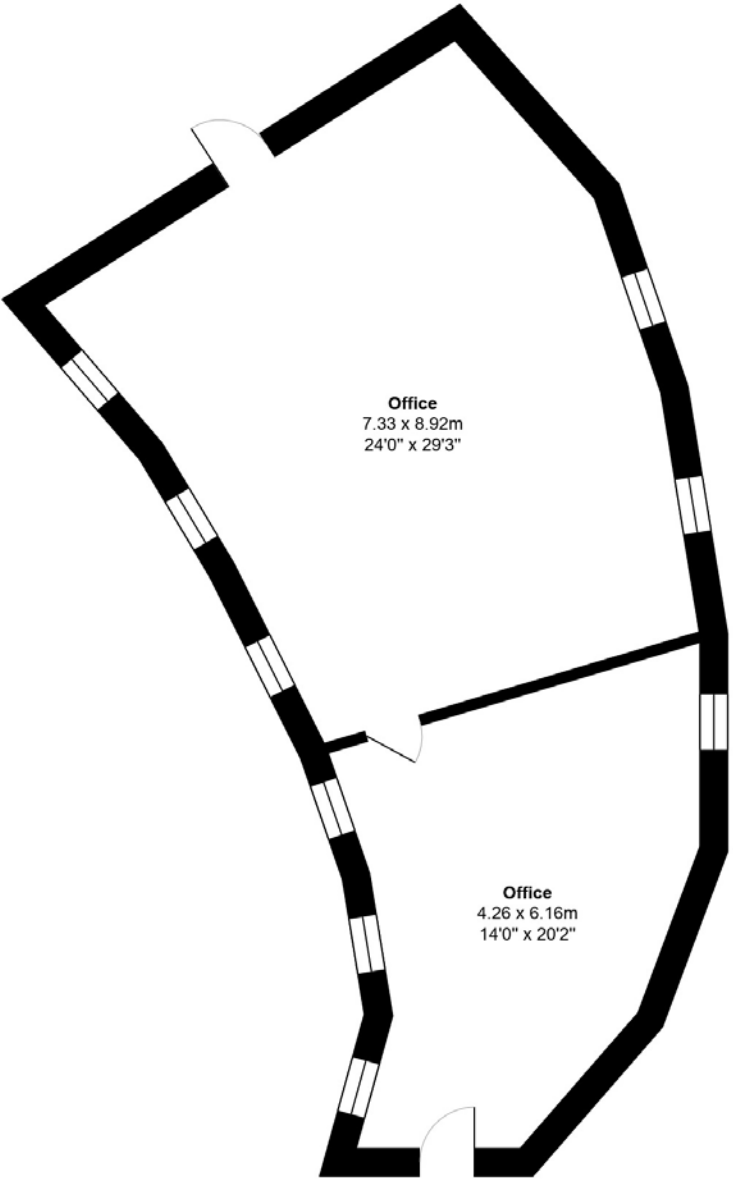
The office accommodation is currently split into two self contained offices that are occupied by two to three people per unit.



Steel Frame Building
Floor Plan

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Approximate Gross Internal Area:
986 sq ft / 91.62 sq m



Ground Floor

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The Boatyard

Smugglers Cove have operated a successful working boatyard from the site for many years.

The boatyard is comprised of a steel portal frame building which used for warehousing, workshops and storage. There is access via the building to the foreshore, where there is a toilet/shower block and secondary workshop with spectacular views across the estuary. There is fully functioning jetty which allows ease of access to and from workshop along with a number of moorings within the estuary.

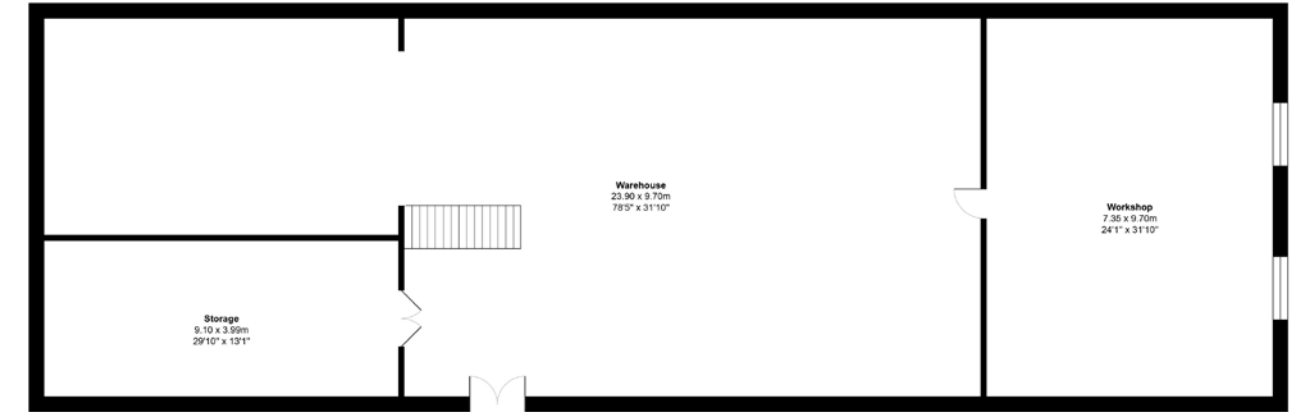
Smugglers Cove have rights to fifteen spinning moorings from the Crown Estate in two separate areas of the Dyfi Estuary and a fully functioning slipway provides easy access to those moorings via tender when laid. Further details on mooring locations are available from the selling agent.



The Boatyard
Floor plan

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Approximate Gross Internal Area:
4,123 sq ft / 383.10 sq m



Ground Floor



First Floor

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The Camping Pitches

Smugglers Cove offers four individual camping pitches, each set within a stunning waterside location.

Each pitch is on a raised slate plateau, offering an elevated vantage across the coastal scenery.

These pitches remain popular throughout the year and there is also potential for additional pitches in the future.



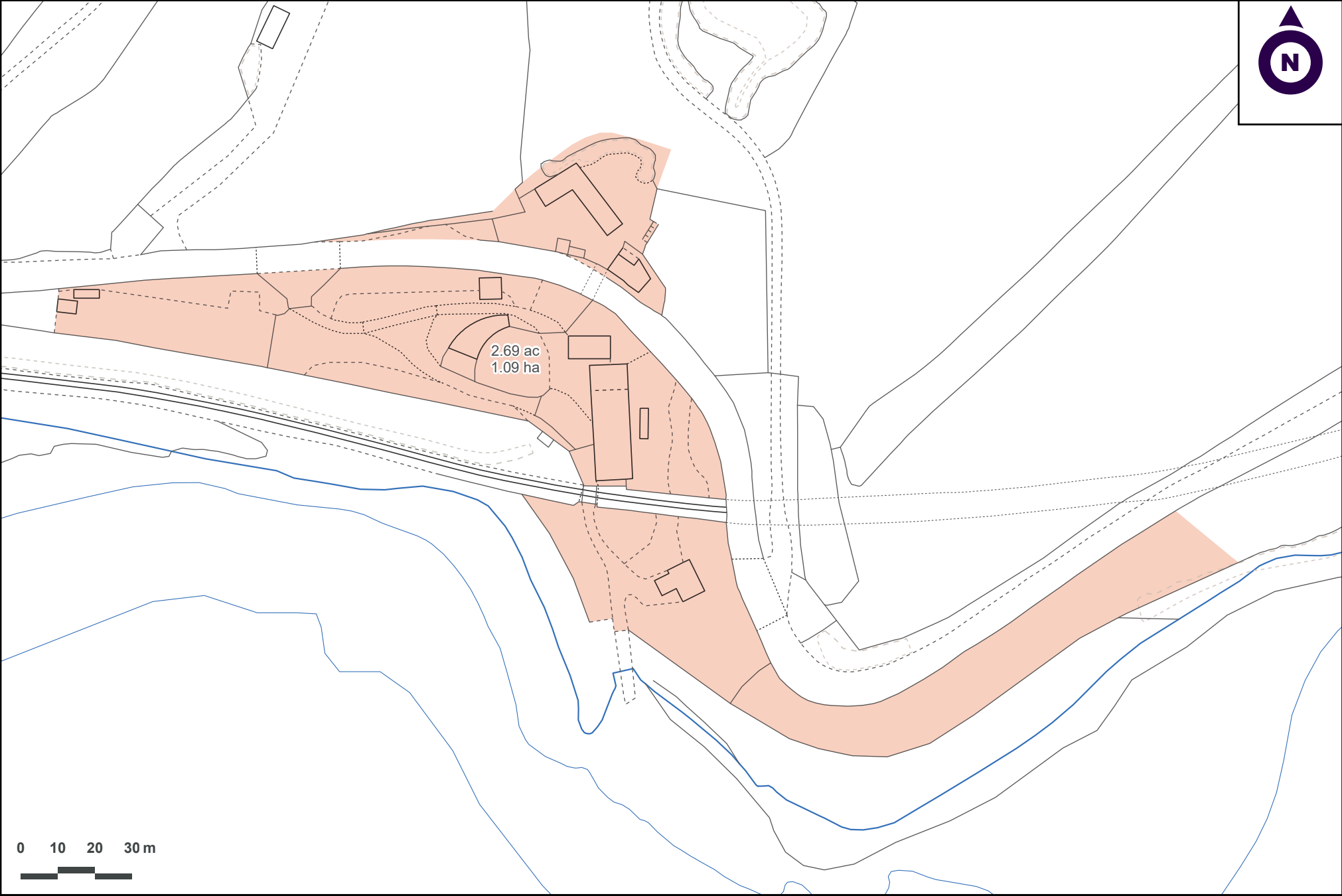
Outside

Smugglers Cove is set within 2.44 acres (0.99 hectares) which includes the commercial element as well as ample parking space, a commercial storage yard and the foreshore.

On arriving at Smuggles Cover there is parking for guests and other visitors from which the holiday accommodation, the office space and the boatyard are easily accessible.

Adjoining the car park is a yard which extends to 0.25 acres is utilised by the current owners as general storage. Situated close to the entrance the site it may offer potential for alternative uses, such as holiday accommodation, workshops or ancillary accommodation, subject to the necessary consents.





Method of sale

The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings within the holiday letting accommodation and in relation to the business, excluding any personal items

Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility.

EPC Rating

Chapel House – D (57)
Quarry Cottage – D (57)
Offices – C (71)
Workshop C (51)

Local Authority

Cyngor Gwynedd Council
www.gwynedd.llyw.cymru

Snowdonia National Park Authority
www.eryri.gov.wales

Viewings

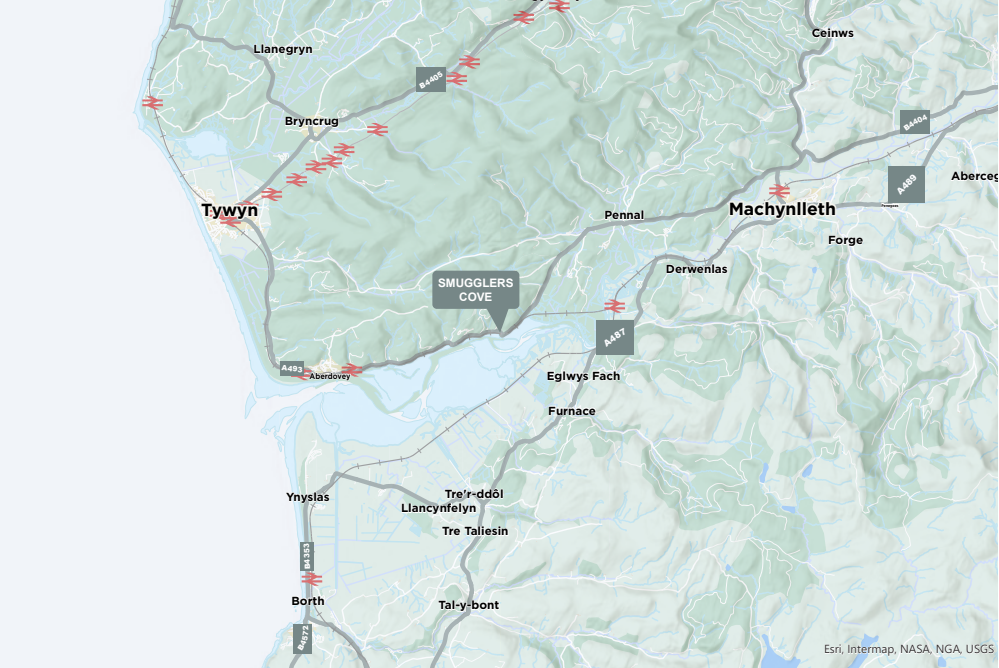
Strictly by appointment with agents
Carter Jonas.

Directions

From Aberdyfi head north on the A493 towards Tywyn. After approximately 1 mile, look for turning/signage toward Smugglers Cove on you right and turn into the parking area.



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National Rural Agency

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One Chapel Place, London, W1G 0BG

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