

For Sale:

Thriving Woodland Glamping Business with Historic Property

A Unique Lifestyle Opportunity:

Emlyn's Coppice offers a truly unique opportunity to own a thriving glamping business and an historic property in North Wales. This idyllic estate encompasses 2.5 acres of land, including a serene ancient woodland, stream, two nature ponds, a charming 19th-century former Catholic schoolhouse, three modern stables and yard, two paddocks fenced with post and rail fencing, and a stunning four-bedroom, five-bathroom main residence.



The large 4 bedroom main house boasts a large double-height open-plan family living area, including a lounge, dining area, and kitchen. There's also a formal dining room, a study, and a large stone-walled garden. The property offers significant potential for additional income or flexible living arrangements. A portion of the house could be annexed to create a two-bedroom holiday let, or the entire property could be used as a spectacular family holiday home. For more details on School house please visit www.emlynscoppice.co.uk/schoolhouse



The glampsite itself comprises a car park for guests and three luxurious pods, each with a private wood-fired hot tub, set in their own private garden space designed to maximise the woodland setting. The flagship Orme pod boasts a hand-built Finnish sauna. Guests can unwind on their private sundecks, relax by the fire pit, or explore the surrounding woodland.

There is also opportunity for expansion to the glampsite, with space for at least 2 more units (subject to planning), without compromising the equestrian land, or you could even utilise the 60 day rule to expand operations in the summer and include a campsite on the paddocks.



Key Features:

- **Prime Location:** Surrounded by ancient woodland and close to beautiful sandy beaches.
- **Luxurious Accommodations:** Private hot tubs, Finnish sauna, sundecks, and fire pits.



- **Unique Setting:** Located on the grounds of an historic property.
- **Strong Reputation:** Well-established business with excellent reviews.
- **High Demand:** Consistent bookings throughout the year.
- **Growth Potential:** Opportunities for expansion and additional revenue streams.
- **Lifestyle Business:** Combine business ownership with a tranquil rural lifestyle.
- **Equestrian Facilities:** Three modern stables and two paddocks.
- **Historic Residence:** A stunning four-bedroom, five-bathroom house with a large walled garden.
- **Flexible Accommodation:** Potential for holiday let or large family home.

The business sale also includes a well designed automated sales website including a fully integrated property management system,(see www.emlyncoppice.co.uk), full branding pack, plus Facebook page with around 2.5k followers and Instagram with 700+ followers. Leaving the potential owner with a fully formed and efficient business package.

Financial Performance:

£80 - £90k Annual Turnover

Asking Price: £985,000

to include 4 bed house, 3 pod glamping site with fixture and fittings, stables & yard, plus 2.5 acres total land.

To Express Your Interest:

Please contact Nic Breeze by email: nic@emlyncoppice.co.uk

or telephone: 01745 270156

Don't miss this chance to own a thriving business and a historic property.

