Amidst the Splendour of Brecon Beacons National Park … a Privately Situated Country Property of c.16 Acres with 3 Bed Farmhouse, adjoining Stone Barn with potential for conversion, traditional courtyard with 88ft Stone Range and Former Dairy, range of other Farm Buildings, pastureland, streams and river.

Llangadog 5½ miles, Llandeilo 8 miles, M4 15 miles, Carmarthen 22 miles.

Substantial Stone Built Period 3 Bed Farmhouse (origins believed to date back to the early 1600s, one of the oldest buildings in the National Park) sympathetically renovated to provide a welcoming family home with modern comforts that retains immense charm and character with traditional features such as exposed beams, exposed stonework and slate floors. (EER: F)


Adjoining Stone Barn with potential for conversion to a self-contained annexe perhaps or simply extend the farmhouse accommodation. (Planning enquiries being made at the Brecon Beacons National Park Authority)

Large Traditional Courtyard with good range of farm buildings around and beyond including:- 88ft Detached Stone Range, Former Dairy, Workshop Building, 2 Pig Sties, 2 G.P. Buildings, Implement Shed, Pole Barn.

Static Caravan – ancillary accommodation: Kitchen, Lounge, 1 Bedroom and Shower Room.

Circa 16 Acres in total (to be confirmed) surrounding the farmstead, including predominantly level to gently sloping pastureland in various enclosures with natural water provided by the delightful river Clydach and its pretty tributary streams, the Toddeb and Rhuddel.

Idyllic Setting, private and peaceful with no close neighbours and glorious views – in an area of unspoilt natural beauty at the fringe of the Black Mountain with extensive walking and riding opportunities – yet within a few minutes of the A4069 road and within easy driving distance of villages, towns and visitor attractions.

Guide Price: £575,000
THE FARMHOUSE ACCOMMODATION:

With oil-fired central heating featuring Italian Victorian-style cast iron column radiators throughout. Wood-framed double glazed leaded windows. The house is full of character with slate paved floors, exposed beams, exposed stone walls, an Inglenook fireplace, and a distinctive stone staircase.

Ground Floor –

ENTRANCE PORCH: 7’3” x 5’3”. With tiled roof, solid wood front door with windows on either side, slate paved floor, opening out into the Inner Hall.

INNER HALL: Slate paved floor, exposed stone walls, ceiling beams, door to the ground floor Bathroom, opening out into the Lounge.

BATHROOM: 15’2” x 5’4”. Modern white suite incorporating a stylish Duravit free-standing bathtub with central designer tap, twin glass wash hand basins with mixer taps, and close coupled W.C. Exposed stone walls, slate paved floor, ceiling downlights, window to the rear aspect with slate sill and exposed beam above.

LOUNGE: 18’5” x 11’8”. Impressive Inglenook fireplace with massive oak bressumer beam over, former bread oven feature, and original slate hearth. Exposed stone walls, slate paved floor, exposed ceiling beams, window to the front aspect, attractive feature stone staircase leading up to the first floor. Wide opening through to the Sitting Room, and opening through to the Kitchen/Dining Room.

SITTING ROOM: 17’11” x 9’. Slate paved floor, two exposed stone walls, one with fireplace housing a cast-iron multi-fuel stove on a slate hearth, exposed beams, window to the front aspect with oak panelled sill.

KITCHEN/DINING ROOM: 23’10” x 13’7”. Slate paved floor, exposed oak ceiling beams, feature fireplace with exposed stonework, beam above, built-in extractor and downlights, and space for a range-style cooker. Range of bespoke Snaidero kitchen base units with marble work surface, twin bowl composite sink unit with single drainer and brass mixer tap, built-in dishwasher, built-in Airing Cupboard, two windows to the rear aspect and one to the side, slate window sills, opening into the Walk-in Pantry, and half glazed stable door to the Side Hallway.

WALK-IN PANTRY: 7’6” x 6’11” max. Slate paved flooring, slate slab cold work surface on brick pillared supports, built-in wine rack below, space for upright fridge/freezer.

SIDE HALLWAY: Paved flooring, external door to the rear, opening through to the Utility/Boiler Room, and opening through to the Boot Room.

UTILITY/BOILER ROOM: 6’ x 5’3”. Housing the Grant oil-fired boiler serving the central heating and hot water system, work surface, plumbing and space for washing machine and tumble dryer, window to the side aspect.

BOOT/STORAGE ROOM: 27’7” x 8’3”. Door to the side and window openings all along the rear. Subject to some refurbishment, would make an ideal conservatory or garden room.

First Floor –

STONE STAIRCASE & LANDING: From the Lounge, the stone staircase with exposed stone walls leads up to a half landing with window to the rear, then on to the first floor landing with vaulted ceiling, partially exposed A-frames, exposed stone wall, exposed floorboards and doors off to the three bedrooms and shower room, as follows:-
BEDROOM 1: 12'5" x 9'1". Vaulted ceiling with partially exposed A-frames and timbers, exposed stone fireplace with beam above housing a cast-iron wood-burning stove on a slate hearth, exposed floorboards, window to the side aspect with fabulous views across the property's land to the Black Mountain landscapes, and window to the rear.

BEDROOM 2: 12'5" x 10'1". Exposed beams and partially exposed A-frames, exposed floorboards, exposed stonework, window to the front aspect with slate sill.

BEDROOM 3: 9'7" increasing to 13'7" x 9'5". Vaulted ceiling with partially exposed A-frames, exposed floorboards, exposed stonework, window to the front aspect.

SHOWER ROOM: 11'1" x 5'5". White suite comprising pedestal wash hand basin with mixer tap, close coupled W.C., and corner shower cubicle with power shower. Vaulted ceiling with partially exposed A-frames, Velux roof light to the rear, exposed floorboards, exposed stone wall, double doors into built-in Airing Cupboard housing the hot water cylinder and shelving.

THE APPROACH, OUTBUILDINGS, LAND and LOCALITY:

THE APPROACH: The property is approached off a quiet, no-through country lane, which leads directly to the gated entrance into the large courtyard, where there is plenty of parking and turning space. Access to the A4069 is a few minutes’ drive away.

ADJOINING STONE BARN: 30’ x 24’ external measurements. Attached to the Farmhouse, being stone built with a slate roof and exposed internal timbers.

The barn has potential for conversion, subject to BBNP Authority (enquiries ongoing).

STATIC CARAVAN: We are informed that the Static Caravan is used as ancillary accommodation, being camouflaged with shiplap timber cladding and situated in its own enclosure in the grounds, providing the following accommodation: Kitchen, Lounge with log burner, Bedroom and Shower Room.

COURTYARD: The farmhouse and barn and immediate farmstead buildings are arranged around a large courtyard, creating a charming, timeless setting.

FORMER DAIRY: 16'8" x 13'2" (externally). At the head of the courtyard near the gated entrance, a stone built former dairy with a corrugated roof, small loft area, and external steps.

STONE RANGE: 88’ x 20'6" overall. Across the courtyard opposite the farmhouse and barn, a substantial, most attractive building, stone built with a slate roof and with numerous openings. Previously used for livestock housing, stabling and storage.

This building would also be ideal for conversion, subject to the necessary planning permission being obtained.

WORKSHOP BUILDING: 19’ x 15’. Stone built with a corrugated roof, used as a workshop and for storage. Accessed from one side via a pedestrian doorway.
SECOND COURTYARD: Beyond the end of the main courtyard is gated access into a second spacious paved yard with the following buildings:-

2 STONE PIG STIES: To the rear of the Workshop building two stone built pig sties with the original Welsh slate roof and pig runs to the fore.

G.P. BUILDING 1: 58’6” x 40’. At the end of the second courtyard, partial block and timber built with G.I. cladding and roof, presently adapted to provide loose housing and stabling/storage.

Situated away from the courtyard areas:-

IMPLEMENT SHED/HAY BARN: 78’ x 35’ max. overall. Located on the other side of the country access lane, timber framed with corrugated sides and roof, ideal for hay or implement storage.

G.P. BUILDING 2: 70’ x 46’6” max. Situated within one of the paddocks, of timber construction with a mix of profile and G.I. cladding, presently used for loose housing/animal shelter. Accessed via a double vehicular gated entrance off the approach lane.

POLE BARN: 28’ x 20’6”. Within one of the paddocks behind the Stone Range, a pole barn with corrugated sides and roof providing a large field shelter and useful storage space.

THE LAND: We are informed that the property’s land and grounds amount to approximately 16 Acres (to be confirmed).

The pastureland is within various enclosures, being predominantly level to gently sloping in character with natural water provided by the minor river Clydach and two tributary streams (the Rhuddel and Toddeb), that both flow into the Clydach on the property’s land. We are also informed that the property enjoys grazing rights on common land for 63 ewes and lambs.

There are uncultivated garden areas by the farmhouse with ample scope to create formal gardens if required, and there is access to the pretty river. (Glan Clydach means on the bank of the Clydach.)

With its mix of fields, wooded dells and streams, the property is a delight for the nature enthusiast with varied habitats for wildlife and tranquil places to relax or enjoy a riverside stroll. We understand that there are rare mosses and orchids on the land and a 600 year old oak tree.

Nestling peacefully at the foothills of the Black Mountain with no close neighbours, the property is a great base for exploring the countryside, with an extensive network of paths on the doorstep leading to the magnificent uplands with glorious viewpoints.

LOCALITY: The property is situated in rural Gwynfe in the western section of the Brecon Beacons National Park at the fringe of the vast Black Mountain range of hills, which offers miles of walking and riding trails and spectacular scenery. The Beacons Way long distance trail can be accessed near Gwynfe, heading to Llanddeusant (north-east of the property), then climbing up the high Carmarthen Fans with views of the volcanic lake of Llyn y Fan Fach with its romantic Lady of the Lake legend set beneath the summit of Bannau Sir Gaer, then continuing on across the Brecon Beacons and beyond. The river Clydach rises on the Black Mountain and joins the waters of the river Sawdde at Gwynfe to the north of the property to journey on to Llangadog and the larger river Towy (salmon and sea trout).

Llangadog is about 5½ miles northerly, a charming and busy old drovers’ village in the heart of the picturesque Towy Valley countryside with good amenities including a primary school, doctor’s surgery, a few shops and businesses, pubs with restaurants, church and chapels, and a small railway station on the Swansea to Shrewsbury Heart of Wales line (London Paddington in about 4½ hours we are informed).
Fuller amenities and secondary schools are provided by the attractive old market towns of Llandeilo, 8 miles westerly, with Dinefwr Park and Castle on the outskirts, and Llandovery, 11 miles northerly in the upper Towy Valley, with a well known public school (Llandovery College).

The region has opportunities for a number of country leisure pursuits including walking, horse riding, cycling, fishing (with permits), canoeing, bird-watching (there is a red kite feeding station at Llanteuszent), caving, and golf. The remote and magnificent Usk Reservoir is about 9 miles north-easterly at over 1,000 ft. above sea level, edged by forestry. Numerous visitor attractions are within easy driving distance including country parks and romantic medieval castles, the Dan-yr-Ogof Show Caves and Dinosaur Park near Craig-y-Nos, the Dolaucothi-Ogofau Roman Gold Mines at Pumpaint, the RSPB’s Dinas Nature Reserve in the upper Towy Valley and Llyn Brianne Dam and Reservoir beyond, the restored Gardens of Aberglassney and the National Botanic Gardens of Wales near Carmarthen. The magnificent Welsh coast is just over an hour’s drive away.

Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and the Black Mountains Range to the east. The scenery is diverse and spectacular, including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. There are historic castles at strategic points on the boundaries – at Carreg Cennen, Tretower, Brecon, Tretower, Crickhowell and Hay-on-Wye.

The County Town of Carmarthen is 22 miles westerly, with excellent shopping, multi-screen cinema, general hospital, main line railway station, and access to the A48/M4-link road. The historic and popular market town of Brecon is 28 miles north-easterly, famous for its medieval cathedral and heritage centre, Georgian architecture, ancient Christ College boarding school, annual jazz festival, and scenic surroundings.

Swansea is about 24½ miles south and Cardiff 56 miles or so south-east.

SERVICES: We understand that the property is connected to mains electricity and has a private water supply and a private drainage system. The residence has oil-fired central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band “E” (Carmarthenshire County Council)

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: By appointment with ProFile Homes
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NOTES:  PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor’s inspections and their Solicitor’s enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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