

Ref: Oban88

Bancyfedwen, Bethlehem, Carmarthenshire, SA19 6YH

Smallholding of Circa 8 Acres (t.b.c.) with Extended Welsh Longhouse of Character offering Spacious 5 Bed Accommodation, Adjoining Stone Barn, Detached Brick Barn, Other Outbuildings, Extensive Pastureland ... a Property with Much Potential. Sought-After Location in the Towy Valley and within Brecon Beacons National Park.

Llangadog village 3 miles, Llandeilo 5 miles, M4 15½ miles, Carmarthen 19 miles.



We are informed that the property is believed to be the oldest farm in Bethlehem, with an original Welsh longhouse which was extended during the 1920s, and now provides a spacious farmhouse of individual character:-

- Ground Floor: Open-plan Kitchen/Dining Room, Lounge, Snug, Utility Room, Shower Room, Former Dairy/Cold Room.
- First Floor: Master Bedroom, Jack & Jill Bathroom (accessed from the Master Bedroom and the Landing), 4 further Bedrooms, one with adjoining Dressing Room (scope for an en suite).
- Stone Barn: Adjoining the farmhouse – ideal for conversion to further accommodation, subject to planning permission being obtained.
- Outbuildings: 77ft. Detached Brick Barn suitable for stabling/animal housing, 4-bay Dutch Barn, Isolation Barn, Detached Single Garage.
- Acreage: We are informed that the property amounts to circa 8 Acres in all (to be confirmed), being predominantly pastureland.

The property occupies an enviable situation within the western reaches of Brecon Beacons National Park in the small rural village of Bethlehem, with the remarkable landmark hill of Garn Goch as a backdrop crowned by the remains of an iron age hill fort, and the picturesque Towy Valley countryside to the fore. There are excellent walking opportunities locally, and good village and town amenities are within driving distance.

Price Guide: £459,000



Looking at the farmstead from the property's pastureland, with Garn Goch beyond



THE ACCOMMODATION COMPRISES:

The house has oil-fired central heating and the windows are a mix of original sash windows and some double glazed windows.

Ground Floor –

- REAR ENTRANCE HALL:** A half glazed door leads into the Entrance Hall, with quarry tiled floor, with opening through to the open-plan Kitchen/Dining Room, and door into the Lounge.
- OPEN-PLAN KITCHEN/DINING ROOM:** 23'5" x 15'7" overall. Range of wood base units with granite-effect work surfaces, twin stainless steel sink unit with single drainer, breakfast bar, space for a range-style cooker, stainless steel chimney hood extractor above, tiled splashbacks, plumbing and space for a washing machine, space for a fridge and dishwasher, two windows to the rear aspect in the Kitchen, exposed floorboards in the Kitchen area and parquet flooring in the Dining Room area, massive exposed ceiling beam, two sash windows in the Dining Room to the front aspect, understairs storage cupboard, door through to the Lobby.
- FRONT LOBBY:** External front door, staircase to the first floor, door to the Lounge.
- LOUNGE:** 20'4" x 10'3". Traditional quarry tiled floor, former fireplace housing an oil-fired Rayburn Nouvelle range which serves the central heating and hot water system, with high wooden mantelpiece above, original built-in cupboards, two massive exposed ceiling beams, sash window to the front and to the rear, external door to the front, wide opening through to the Snug, and door into the Inner Hallway.
- SNUG:** 12'5" x 9'3". Traditional quarry tiled floor, fireplace with Victorian-style grate with inset tiles either side, and timber mantel and surround, exposed ceiling beam, storage cupboard, sash window to the front aspect.
- INNER HALLWAY:** Traditional quarry tiled floor, second staircase to the first floor leading to Bedroom 5, exposed ceiling beams, and door at the end leading into the Utility Room.
- UTILITY ROOM:** 12' x 7'2". Sash window to the rear aspect, door into Shower Room, door into Former Dairy/Cold Room.
- SHOWER ROOM:** 7'8" max. x 3'6". White suite comprising wall-mounted wash hand basin, W.C., and fully tiled shower cubicle with electric shower unit, tiled floor, extractor fan.
- FORMER DAIRY/ COLD ROOM:** 11'5" x 7'. With original slab surface, shallow Belfast-style ceramic sink, window to the front and external door to the front.

Open-Plan Kitchen/Dining Room







Lounge





Snug



First Floor –

The residence enjoys superb views across the Towy Valley countryside to the rear aspect and to Garn Goch hillside to the front.

- LANDING:** The main staircase from the Lobby leads up to the first floor landing with door off to Master Bedroom 1 and door to Jack & Jill Bathroom. The landing then continues to an Inner Landing with sash window to the rear aspect and doors off to Bedroom 2, Bedroom 3 and Bedroom 4, which has access to Bedroom 5 (also accessed from the second staircase).
- MASTER BEDROOM 1:** 15'8" x 12' increasing to 15'. Two sash windows to the front aspect. Door into Separate W.C. accessing the Jack & Jill Bathroom (also accessed from the landing).
- SEPARATE W.C.:** 7'6" x 4'8". W.C., sash window to the rear aspect, loft access, door into the Bathroom.
- JACK & JILL BATHROOM:** 7'6" x 7'4". Enamel bath with shower attachment, vanity unit with inset wash hand basin and cupboard below, half tiled walls, airing cupboard, two windows to the rear aspect. Door to Landing.
- BEDROOM 2:** 13'4" max. x 7'10". Exposed floorboards, access to the loft, sash window to the rear aspect. Door into Dressing Room.
- DRESSING ROOM:** 7' x 4'5". Exposed floorboards, fitted hanging rails, sash window to the rear aspect. (This room offers scope to install an en suite if required.)
- BEDROOM 3:** 13'5" max. x 9'6". Exposed floorboards, sash window to the front aspect.
- BEDROOM 4:** 13'6" x 10'7" max. Sash window to the front aspect. Connecting door through to Bedroom 5.
- BEDROOM 5:** 20'10" x 12'. Access to the loft, dual aspect with window to the front and window to the rear. Door leading to the second staircase leading down to the Inner Hallway off the Lounge.

Master Bedroom 1



Bedroom 3



Bedroom 5 – with access to the second staircase



EXTERNALLY:

ADJOINING STONE BARN:

21'10" x 16'3". Stone built barn adjoining one side of the farmhouse, with corrugated roof, double vehicular size door to the front and window to the front and pedestrian door and window to the rear, having exposed stonework.

ADJOINING LEAN-TO:

20'9" x 15'. Adjoining the barn is a stone and block built lean-to building in need of re-roofing (remnants of a corrugated roof remain) with door to the front.

The barn and lean-to building would be ideal for conversion to extend the living accommodation if required, subject to the necessary planning permission being obtained.

OUTBUILDINGS:

DETACHED BRICK BARN:

77' x 19'6" (overall external measurements). Brick built barn with a profile roof, numerous openings, doorways and windows, concrete floor, drainage channel. This building would be ideal for internal stabling or housing various livestock.

The brick barn would also be ideal for conversion, subject to the necessary planning permission being obtained.

4-BAY DUTCH BARN:

Steel framed, 4-bay Dutch barn, open-sided to two sides, with a corrugated roof.

ISOLATION BARN:

12'2" x 10'. Useful brick building, previously used as a livestock isolation box.

SINGLE GARAGE:

28' x 14'. Detached single garage, stone built with corrugated cladding and roof, double vehicular doors to the front.

FORMER PIG STY:

Adjoining the garage, a stone built former pig sty building with run to the front.

THE LAND:

We are informed that the property amounts to approximately 8 Acres in all (to be confirmed), being predominantly gently sloping pastureland with two large enclosures to the rear of the farmstead and the remaining land in one paddock to the front, and there is a further area of improvable land which would be ideal for cultivating a vegetable/soft fruit garden perhaps. There is also a copse area with established trees.

There are lovely views from the land, which is a haven for a variety of birds and other wildlife, and the old red hill of Garn Goch adds a certain mystical charm to the surroundings.

THE APPROACH:

The property is approached along a country road in Bethlehem, and has a long, hard surfaced driveway that turns off the road and leads to the entrance gateway and arrival yard, with ample parking and turning space.





There is a small paddock at the rear of the farmhouse ...



... and a former vegetable/fruit garden



The property's front field



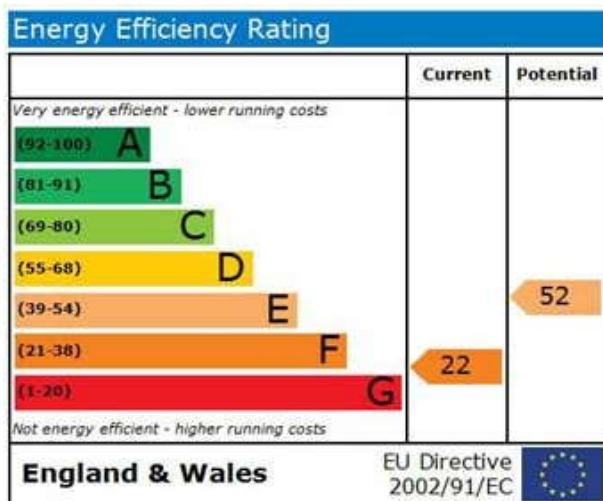
The approach driveway



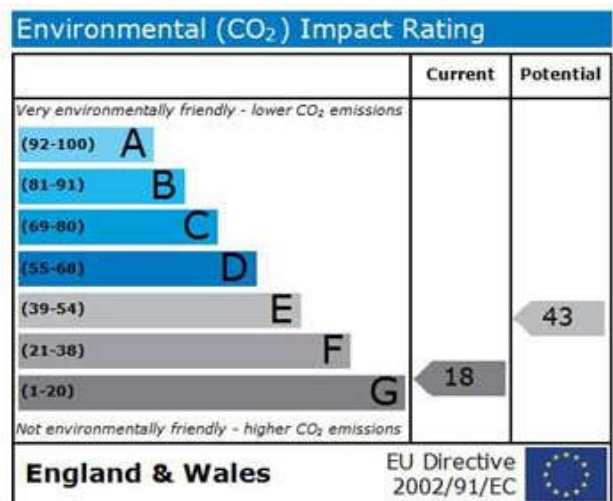
Looking back down the driveway



ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

- SERVICES:** We understand that the property is connected to mains electricity, mains metered water and also has a private spring water supply, and a private drainage system. The property has oil-fired central heating (via a Rayburn range). Telephone with Broadband 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 "F" (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. A public footpath traverses the property.
- TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.



VIEWING:

By prior appointment
with the Sole Selling Agents
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THE LOCATION:

Bethlehem is a rural hamlet on a hillside overlooking the beautiful Towy River Valley (the river is well known for its salmon, brown trout and sea trout), within the western fringe of Brecon Beacons National Park. The property is situated on the outskirts of the village. Bethlehem has a post office, which is located in the community hall (the former school house), not open every day. This small post office becomes unusually busy at Christmas time for posting cards with the special Bethlehem postmark, and for the village's traditional Christmas market. The settlement has a long history and is dominated by Garn Goch – a hill rising to about 700ft (213m) above sea level, commanding far reaching views and topped by the largest Iron Age stone-built hill fort in Wales, with steep ramparts. In autumn and winter the craggy hill turns red with the seasonal colour change of the bracken (Goch means Red). The Beacons Way footpath can be accessed from the road that passes through the village – being a waymarked long distance route (starting at nearby Llangadog) leading up to Garn Goch hill fort and journeying across the major ranges of the National Park including the Black Mountain, Brecon Beacons and Black Mountains Range in the east – some 95 miles in total.

Roads: Access to the A4069 (Llangadog-Brynamman) road is 2 miles east – the road that crosses the Black Mountain area (originally a turnpike road built in the early 19th Century). The A40 trunk road can be accessed about 4 miles northerly beyond Llangadog village, providing a route across southwest Wales and to England. The M4 Motorway can be joined 15½ miles south-westerly at Pont Abraham.

Llangadog is 3 miles north-easterly from the property, a delightful old drovers' and market village in the Towy Valley providing good amenities including a primary school, doctor's surgery, general store, newsagent with sub post office, butcher's shop, pubs with restaurants, St. Cadog's church (a listed building with a medieval tower and fine stained glass), chapels, and a small railway station at the edge of the village on the scenic Heart of Wales country line running over 121 miles from Swansea to Shrewsbury. **Llangadog Common** is outside the village, offering pleasant strolls by the river Sawdde, which saunters through on its way to join the meandering Towy river. An old cattle and sheep droving route once shadowed the Sawdde river valley from the Black Mountain to Llangadog, and the track now provides a country walk.

Llandeilo is 5 miles south-westerly, off the A40, a delightful small town at the fringe of the National Park, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools, churches, and a town council. Llandeilo's railway station is also on the Heart of Wales line, and the A483 road runs through the town leading southwards to Swansea. Llandeilo dates back to the 13th Century, the church and town being named after the 6th Century St. Teilo. Standing in an elevated situation on the banks of the River Towy, the town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18th Century as a market town and banking centre for cattle drovers. It once had corn and woollen mills as well as a tanning industry, and it is still an agricultural centre nowadays. The town retains its old world charm, with narrow streets, historic Georgian buildings, and an old single-span stone bridge over the Towy, built in 1848.

Dinefwr Park is just outside Llandeilo, with a 17th Century manor house (Newton House), woodland, mill pond, fallow deer and white cattle, and the Castle Woods Nature Reserve, which offers a walk to the 12th Century **Dinefwr Castle**, perched on a rocky crag commanding stunning views along the Towy valley. This Welsh 12th Century castle was built by Lord Rhys (Rhys ap Gruffud) and was the stronghold of the Princes of Deheubarth, rulers of south-west Wales in medieval times. It was later possessed by King Edward I as a royal fortress. The river meadows are a haven for a variety of birds and other wildlife.

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 Black Mountains Range to the east. The scenery is spectacular and diverse with countryside that includes 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. The park can be explored on foot, horseback, bicycle or by car. There are Castles at strategic points on the boundaries of the park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen. The 14th Century **Carreg Cennen Castle** is particularly impressive, being dramatically set atop a limestone outcrop some 5½ miles south of the property near Trapp.

Llandovery is 8½ miles north-easterly in the upper Towy valley, surrounded by hills at the north-western edge of the National Park. There is a good selection of shops, a supermarket, main post office, banks, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small hospital, primary and secondary schools, bus service, and a railway station on the Heart of Wales line. The High Street is part of the A40, and the A483 turns off here. The town has a mix of fine Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well known public school (Llandovery College). The name Llandovery means "The Church Amidst The Waters" – since the river Towy is on one side of the valley, the river Bran is on the other, and the Y Bawddwr meanders through the town centre. The town was once a vital centre for cattle drovers en route to England, and to accommodate their money, the very first bank in Wales was established here – "The Bank of the Black Ox".

Crychan & Halfway Forests lie to the north-east of Llandovery (off the A483 road), an extensive area stretching up northwards from the edge of Brecon Beacons National Park, with forest roads and numerous riding and walking trails. The impressive **Cynghordy Viaduct** is about 6 miles north-east of Llandovery, a major feature of the landscape carrying the Heart of Wales railway line – the viaduct is 93 feet high and 650 feet long, with 18 arches. Further on, the line passes through Sugar Loaf Tunnel, another local engineering wonder (the middle of the tunnel is right underneath the Carmarthenshire/Powys boundary). **The RSPB's Dinas Nature Reserve** is 10 miles or so north of Llandovery in the upper reaches of the Towy valley, with wonderful scenery, ancient oak woodland, pools, waterfalls, and chances to see a wide variety of birds as well as otters by the river. A couple of miles further north are the great **Llyn Brienne Dam and Reservoir**, beyond which are vast uplands with rolling moors, sparkling rivers, and few motoring roads.

Llyn y Fan Fach lies about 10 miles south-easterly, a beautiful volcanic lake with its own legend, set beneath the summit of Bannau Sir Gâr in the Black Mountain, and the source of the pretty river Sawdde. In medieval times, the 'Lady of the Lake' appeared from the water, married a Llanddeusant farmer and had three sons to whom she taught the art of herbal medicine before disappearing back to the lake with her white cattle. Her sons became the first of the famous 'Physicians of Myddfai' (real life country doctors who healed with traditional herbal remedies in the area until the 18th Century). The little village of Myddfai itself is 8 miles north-easterly, with an old church.

Mynydd Myddfai and the Usk Reservoir are about 12 miles north-easterly on the way to Trecastle. The reservoir is peacefully situated in the remote upper valley of the river Usk, at 1,050 feet above sea level, covering around 280 acres – being a haven for wildlife, offering superb walks and views, and popular with fishermen. The Usk rises in the Carmarthen Fans a few miles from the reservoir, and is about 60 miles long, flowing generally south-easterly to the Bristol Channel at Newport. The river is famed for its beauty and abundant wildlife and is one of the main salmon and trout rivers in Wales.

Cross Hands is 12 miles south-westerly off the A48/M4-link road, comprising a bustling old village with a large, established Business & Retail Park on its outskirts, all providing a wide range of amenities including retail shops and commercial businesses, post office, bank, medical and dental centres, chemists, health & fitness club, cinema, and well known superstores.

Carmarthen on the meandering Towy is 19 miles south-westerly, the ancient county town and commercial centre, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Debenhams, Next, Marks & Spencer, Monsoon, Curry's, Tesco, Argos, etc., and there is a multi-screen cinema, along with pubs, clubs, hotels, restaurants, theatre, art galleries, leisure centre, swimming pool, schools, University college, West Wales General Hospital, heritage centre, and county museum. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, **A48-M4 Link**, A484 and A485. The ruins of a Roman Amphitheatre can still be seen and the remains of a Norman castle built c1094 overlook the town and the river. Carmarthen's 18-hole Golf Course is a few miles north of town. Carmarthen Showground is on the south-western outskirts, home to the Welsh Dairy Show. The **National Botanic Garden of Wales** is east of Carmarthen (some 12½ miles south-west of the property), featuring the Great Glass House designed by Norman Foster.

Brecon is 26 miles easterly along the A40, a historic market town at the confluence of the Rivers Usk and Honddu at the foothills of the Brecon Beacons and a popular base for tourists. It is well known for its medieval cathedral and heritage centre, Norman castle remains (in the Castle Hotel grounds), Georgian architecture, narrow streets, the ancient Christ College boarding school, and its annual jazz festival. **Builth Wells** is 31 miles north-east, a market and spa town nestling on the banks of the River Wye amidst beautiful, unspoilt countryside, famously home to the **Royal Welsh Showground** where the celebrated Agricultural Show is held each July.

The Coast is about an hour's drive. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay as well as secluded coves. To the south on Carmarthen Bay, the Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, traffic-free coastal path, and Cefn Sidan Beach provides a 7 mile expanse of peaceful sands and dunes. The Gower Peninsula is a little further on, jutting out to sea between Llanelli and Swansea, with a stunning coastline and beautiful unspoilt landscapes.

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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