

Ref: 0gla98 Glanbran Café/Bistro and Antiques Shop, Cyngordy, Carmarthenshire, SA20 0LG

Grade II Listed 17th Century (5 Bed) Former Drovers Inn, currently run as a Café/Bistro and Antique Shop, plus Former (disused) Farmhouse & Stone Barns. Enormous scope for development ... for any number of small and medium sized enterprises.

Current P.P. for further Dining Room and 3 En Suite Letting Rooms.

Excellent Roadside Trading Position. Beautiful, Popular Walking/Riding/Touring Area.

Llandovery 4 miles, Llanwrtyd Wells 7 miles, Llandeilo 16 miles, Builth Wells 18½ miles, Brecon 25 miles



Set amidst wonderful Cambrian landscapes with superb views, this distinctive 17th Century, Grade II Listed former Drovers Inn is presently run as a Café/Bistro and Antique Shop but it retains its Public House Licence and has the benefit of current Planning Permission for the creation of a further Dining Room and 3 En Suite Letting Rooms*. The first floor Owners' Accommodation comprises: Lounge, 5 Bedrooms (*3 of which have P.P. for en suites), and Family Bathroom. There is also a (disused) former Farmhouse and Stone Barns in a courtyard setting and a spacious car park – all presenting excellent potential for expanding the business into a holiday letting complex or possibly including commercial units (subject to any further necessary planning permission).

The roadside location is excellent, being easily accessible from both directions of the A483 (Swansea to Chester road), with the added benefit of rural panoramas across the Brân valley to hillsides beyond. This is a peaceful region of farm and pastureland, rolling hills, forests, clear valley streams and scattered villages, rich in beauty and wildlife with excellent walking, cycling, riding and sightseeing opportunities in the area – being near Crychan Forest, Brecon Beacons National Park, and the remote Cambrian Mountains. The rural village of Cyngordy has a primary school (½ mile) and a small railway station (1 mile) on the scenic Heart of Wales country line (Swansea to Shrewsbury). The attractive old market town of Llandovery in the lovely Towy Valley is only 4 miles distant with all essential amenities, including primary and secondary schools and a well known public school.

Prices: £369,000 for the Whole
£269,000 for the Café/Bistro and Adjoining Stone Buildings
Plus Option to Buy for £150,000 the disused Farmhouse and Adjoining Barn



As a whole the property offers enormous scope for development ... for any number of small and medium sized enterprises



THE ACCOMMODATION COMPRISES:

The property has LPG gas-fired central heating, multi-fuel stoves, and wood-framed predominantly sash windows (not double glazed).

Ground Floor –

ENTRANCE VESTIBULE: A half glazed door with leaded glass panels either side leads into the main Dining Room/Bar.

**MAIN DINING ROOM/
BAR (34 Covers):** 37'6" x 16'6" max. overall. With carved mahogany hardwood servery/bar, stainless steel work surface and wash hand basin, fitted shelving and cold store area, exposed stone wall with attractive Inglenook-style fireplace with oak bressumer beam above, housing a multi-fuel stove (with back boiler serving part of the heating system), exposed ceiling beams and timbers, recessed ceiling lights, wall light points, mix of flooring incorporating traditional quarry tiled flooring, slate-tiled flooring, and part oak wood flooring. Two sash windows to the front aspect.

We are informed that this room currently accommodates 34 covers.

Opening from the Bar/Servery leads to the Preparation Area.

Door leads into Inner Hallway.

INNER HALLWAY: Accessing the Antique Shop (former dining room), half glazed external door to the rear, door into Cloakroom Lobby accessing the Gents' and Ladies' toilets.

**ANTIQUE SHOP:
(former Dining Room –
30 Covers)** 25'6" max. x 17'8". Presently an Antiques Room, this was formerly a Dining Room (30 covers we are informed), and could also serve as a Lounge, Function Room, or a variety of uses.

The room has a feature curved wall (this portion of the building adjoins the original inn with attached barn), traditional quarry tiled floor, deep-set fireplace with a multi-fuel cast iron stove on a raised hearth with painted timber mantel shelf above, ceiling downlights, access to loft space, two sash windows to the front aspect.

CLOAKROOM LOBBY: 9'2" x 6'5". Tiled floor, door off to the Gents' toilet and door off to the Ladies' toilet.

GENTS' CLOAKROOM: With W.C., two urinals, wash hand basin, two windows to the side aspect, tiled floor.

LADIES' CLOAKROOM: Two W.C.s with windows to the side aspect, wash hand basin, tiled floor.

PASSAGEWAY: 10' x 9'2". Passageway between the Bar/Servery and Preparation Room, with built-in cupboards and shelving, stainless steel plate rack, LPG-fired Worcester boiler serving the central heating and hot water system, and door to the Rear Lobby.

PREPARATION ROOM: 15'2" x 10'3". Fridge/freezers, deep Belfast-style stainless steel sink with stainless steel drainer and mixer shower-tap, stainless steel serving counter, window to the rear facing the courtyard, door into Walk-in Pantry.

REAR LOBBY: With staircase leading up to the first floor Owners' Accommodation, half glazed external rear door, and opening leading through to the Catering Kitchen.

CATERING KITCHEN: Fully equipped for catering, with stainless steel work surfaces, 1½ bowl stainless steel sink unit with single drainer, two microwaves, hot plates, range-style cooker with gas hob, griddles, etc., two windows to the rear facing the courtyard.

Glanbran Main Dining Room/Bar





Antique Shop (former dining room/lounge)



The Catering Kitchen





First Floor –

From the Rear Lobby the staircase leads up to the spacious first floor Landing and the Owners' Private Accommodation. The windows to the front aspect enjoy beautiful country views.

MAIN LANDING:

Ceiling and wall accesses to the loft space, built-in airing cupboard housing the hot water cylinder, one partially exposed ceiling beam, doors off to the following rooms:

LOUNGE:

15'2" x 12'2". Exposed ceiling beams, sash window to the front aspect.

BATHROOM:

6'9" x 6'8". White suite comprising panelled bath with electric shower unit over, glass screen and tiled surround, pedestal wash hand basin with mixer tap and close coupled W.C. Half tiled walls, partially exposed ceiling beam, Velux-style roof light to the rear aspect.

BEDROOM 1:

13'5" x 12'6". Sash window to the front aspect.

BEDROOM 2:

11'7" x 6'3". Presently used as a Study. Partially exposed ceiling beam, sash window to the front aspect.

INNER LANDING:

From the main landing, steps lead up to the inner landing with further access to the loft, sash window to the rear aspect, and doors off to three further bedrooms.

Planning Permission:

We understand that Planning Permission has been obtained to create Three En Suite Bedrooms here with separate access, to provide Three Holiday Letting/B&B Suites.

BEDROOM 3:

18' x 10'2". Sash window to the front aspect.

BEDROOM 4:

12'1" x 9'1". Velux roof light to the front aspect.

BEDROOM 5:

12' x 10'5". Sash window to the front aspect.

Owners' First Floor Lounge



Bedroom 1



Bathroom



Bedroom 3



Bedroom 5



EXTERNALLY:

THE APPROACH:

The property is conveniently situated along the A483 road about 4 miles north-east of Llandovery market town, having a wide entrance into a sizeable car park with fenced-off seating area and picturesque valley and hillside views. A driveway leads round to the rear to access the courtyard.

The long A483 travels up through the centre of Wales from Swansea to Chester and is a main tourist route.

The A40 road can be accessed in Llandovery providing a route across south-west Wales.

Access to the M4 Motorway is 28 miles south-westerly at Pont Abraham.

OUTBUILDINGS:

To complement the existing catering business and take further advantage of its ideal location, the property's extensive range of fine stone buildings provide excellent potential for growth by creating holiday/tourist accommodation (subject to the necessary planning permissions being in place).

We understand that the vendors have been in discussions with the relevant planning authorities regarding development for a holiday complex. We have been informed that tourism development grants may be available for the development – further details available from the vendors.

COURTYARD: The buildings are arranged around a courtyard in the traditional country way, creating a delightful setting, and the beautiful countryside views are an added bonus.

STONE BARN 1: 41'6" x 18' overall. Adjoining one side of Glanbran Café and Bistro, this stone barn with slate roof currently incorporates the Cloakrooms of the main establishment. The remaining section of the barn has double full-height vehicular timber doors facing the rear courtyard.

FORMER COACH HOUSE with P.P.: 31' x 18'6" overall. Adjoining the other side of Glanbran, this attractive stone building with slate roof has three original arched coach openings facing the rear courtyard, exposed beams and timbers, an area of flagstone floor, and an adjoining brick built store shed.

There is Current Planning Permission to provide 3 En Suite Holiday Letting Rooms with separate access (incorporating the 3 bedrooms off the inner landing, which are partly situated in the upper floor of the Coach House building).

FORMER FARMHOUSE and SUBSTANTIAL ATTACHED BARN: At the rear of Glanbran on the opposite side of the courtyard is an absolutely delightful extensive stone range offering huge potential for conversion to holiday letting units, subject to planning permission being obtained.

The range comprises the original (disused) "Talgarth" Farmhouse and adjoining former Cow Shed Barn. Both buildings are stone built with profile roofs, having numerous openings, doorways and windows.

The vendors inform us that Architect's drawings have been prepared to provide for:-

- The 3-bed conversion of the original Talgarth Farmhouse, and
- 8 x 1-bed letting units and a further 2-bed unit (all within the adjoining barn range).

NOTE (initial procedures): We understand that structural reports have been carried out on the outbuildings in readiness for an application to develop the site. The initial bat and owl surveys have also been carried out.

GARDENS: There are ample grounds behind the original farmhouse to create gardens if required, with a lovely outlook across neighbouring pastureland



The curved wall is within the Antique Shop (former dining room)



Rear aspects from the courtyard – of Former Coach House and Glanbran ...



... and rear aspect of the Stone Barn adjoining the other side of Glanbran



Across the courtyard – front aspect of the Original Former Farmhouse, “Talgarth”, and adjoining barn





The rear of the Former Farmhouse ...with area for gardens to be created if required



A selection of views from the property





Convenient A-road Location in a Tourism Area



This area is becoming more and more popular with tourists and holiday-makers, keen to get away from it all and enjoy the countryside and outdoor leisure activities such as walking, cycling, horse riding, fishing, canoeing, golf, bird watching, and general sight-seeing. Glanbran is an ideal base for touring and has miles of beautiful landscapes to explore nearby:-

Crychan Forest lies to the east and south-east of the property as the land rises from the Brân valley beyond the A483 road. The area extends from Llanwrtyd in the north down to the fringe of Brecon Beacons National Park in the south, and is criss-crossed by miles of way-marked trails, forest roads, and old cattle droving routes, over hills and valleys, beside streams and waterfalls, offering superb walking, cycling, horse riding, carriage driving, and bird-watching opportunities, with plenty of viewpoints across beautiful scenery. Beyond Crychan Forest to the east is the vast empty wilderness of Mynydd Epynt.

Brecon Beacons National Park is easily accessible from Llandovery, with spectacular scenery and diverse countryside 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 Castles at strategic points on the boundaries – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen. Historic **Brecon** is the main town of the Park, well known for its medieval cathedral and heritage centre, Christ College public school, Norman castle remains, Georgian architecture, narrow streets, and annual jazz festival, and catering for golf, fishing, shooting, cycling and riding.

Dinas Nature Reserve, managed by the RSPB is about 9 miles north of the property in the Upper Towy Valley with ancient oak woodland, pools, waterfalls, and chances to see a wide variety of birds as well as otters by the river. The great **Llyn Brianne Dam and Reservoir** is a few miles further on at the headwaters of the Towy, being some 3 miles long. The summit of Cefn Fannog on the eastern side of the reservoir, south of Tywi Forest, offers spectacular views.

There are delightful market towns and charming Victorian spa towns to visit. Llanwrtyd Wells (7 miles) is an eisteddfod site and the locality is host to various annual events including an agricultural show and sheep dog trials, mountain biking and walking events, and more notably the World Bog Snorkelling Championships and the Man-versus-Horse Marathon. The magnificent Welsh coast is about an hour's drive away.

SERVICES: We understand that the property is connected to mains water and mains electricity. Drainage is provided via a private system. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

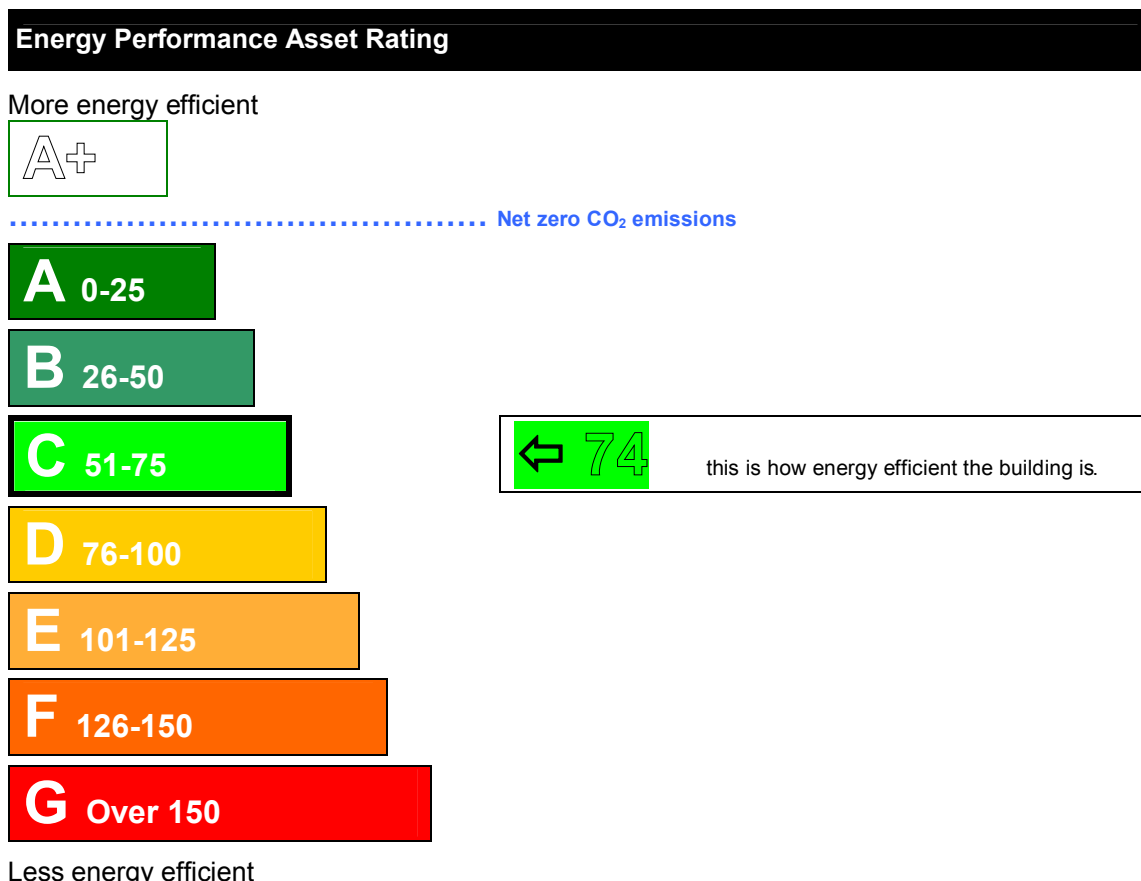
COUNCIL TAX: We are informed that the property is within Council Tax Band "B"
We understand that the RV is £3,250 and rates payable: £996.94.

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.

ENERGY PERFORMANCE ASSET RATING (NON-DOMESTIC BUILDING):



VIEWING: Only by prior appointment with the Sole Selling Agents – PROFILE HOMES
Tel: 01550 777790, Email: contact@profilehomes.com
Website: www.profilehomes.com

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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