

Ref: Otra29

Trallwng, Babel, Llandovery, Carmarthenshire, SA20 0RW

**A beautifully presented 3 Bedroomed Stone Barn Conversion of style and quality with further detached Annexe Barn Conversion and large detached Garage & Workshop Barn (these additional barns offer potential for two holiday lets, STPP). Circa 8 Acres of land and glorious views. Picturesque rural location near Crychan and Halfway Forests with miles of horse-riding, walking and cycling trails.**

A40 access 2 miles, Llandovery 4½ miles, Llanwrtyd Wells 16 miles, Llandeilo 17 miles, Brecon 19 miles.



This lovely late 18<sup>th</sup> Century stone built, slate roofed barn was converted in 2003 we are informed, with further improvements completed by the current owners – now providing a capacious, exceptional, light and airy country residence with beautifully presented accommodation, enjoying a peaceful, rural location with wonderful views. (EER: D)

**Residence** – Split-Level Ground Floor with underfloor heating: Reception Hall, Cloakroom, Utility Room, Open-Plan Kitchen/Dining Room/Living Room; Upper Level: Library, 2 Double Bedrooms and Family Bathroom. First Floor: Master Suite with Double Bedroom, Bathroom and Dressing Area.

**Detached Annexe Stone Barn Conversion** providing Entrance Vestibule, Living Room and Shower Room – ideal as a guest suite or home office/studio, and with easy scope for a holiday let (STPP).

**Substantial Detached Garage/Workshop Barn** with upper mezzanine floor and adjoining store rooms. Offering potential for conversion into holiday letting accommodation (STPP).

**Circa 8 Acres in all** (to be confirmed) including landscaped gardens, sheltered woodland belts, and c.6 acres of pastureland.

**Quiet picturesque area** with excellent horse riding, walking and cycling opportunities in nearby Crychan and Halfway Forests, just north of the Brecon Beacons National Park, and within easy driving distance of villages and towns, including the popular market towns of Llandovery (4½ miles) and Llandeilo (17 miles) with shopping and schooling amenities, pubs and eateries, etc. and there is a well-known public school in Llandovery.

**Price Guide: £549,950**

## **MAIN RESIDENCE ACCOMMODATION:**

Wood-framed double glazing throughout. Oil-fired central heating, with underfloor heating to the ground floor.

### **Ground Floor –**

**RECEPTION HALL:** 18'2" x 10'8". Fully glazed front door leading into a spacious Reception Hall, with turning staircase to the first floor, understairs storage cupboard, tiled floor, ceiling downlights, doors to the Cloakroom and Utility Room, steps down to the Kitchen/Living Room and opening and step up to the Inner Hallway and Library.

**CLOAKROOM:** Cloaks hanging area, close coupled W.C. and corner wash hand basin, tiled splashback, tiled floor, window to the side aspect, extractor fan, ceiling downlights.

**UTILITY ROOM:** 9'2" x 7'1" max. Range of base units with granite-effect work surface, stainless steel sink with single drainer and mixer tap, tiled splashbacks, tiled floor, plumbing and space for a washing machine and space for tumble dryer, extractor fan, ceiling downlights, recess with shelving and space for a refrigerator, window to the side aspect, control unit for the underfloor heating, and built-in cupboard housing the Worcester oil-fired boiler serving the central heating and hot water system.

### **OPEN-PLAN KITCHEN/DINING ROOM & LIVING ROOM:**

33'6" x 16' max. overall.

**KITCHEN/DINING ROOM:** 16' x 16'. Oak flooring, bespoke James Rattford Bridge kitchen with birch wall and base units with granite-effect work surfaces, 1½ bowl stainless steel sink unit with single drainer and mixer tap, integral dishwasher, built-in double eye-level oven and grill, built-in microwave oven, five-ring LPG gas hob with stainless steel extractor above, tiled splashbacks, ceiling downlights, matching central island with solid oak work surface, window to the front aspect with beautiful far reaching views, window to the rear, and wide opening into the Living Room area.

**LIVING ROOM AREA:** 17'6" x 16'. Vaulted ceiling with exposed beams, oak flooring, fitted audio/visual cupboard to one corner, Efel multi-fuel stove on a raised stone hearth, dual aspect with former coach house openings to front and rear now containing multi-paned windows around fully glazed doors allowing sunlight and countryside views to flood in, with particularly glorious panoramic vistas to the front.

**LIBRARY:** 15'2" x 10'. Opening out from the Inner Hallway, with oak flooring, range of built-in bookshelves, built-in storage cupboard, large sash window to the side aspect, and further small window to the other side, steps up and door to the Rear Hallway.

**UPPER LEVEL REAR HALLWAY:** 17'4" x 3'8". Vaulted ceiling, exposed beam, glazed door to the side aspect, doors off to Bedrooms 2 and 3 and the Family Bathroom.

(This upper level wing of the residence could be used as a self-contained unit for guests if required.)

**BEDROOM 2:** 14'1" x 9'6". Vaulted ceiling, exposed beam, and tall sash window to the rear aspect with wonderful countryside views, and further sash window to the side.

**BEDROOM 3:** 11'9" x 10'4". Vaulted ceiling, exposed beam, fully glazed door with a window on either side, enjoying lovely views across the property's gardens to the countryside beyond. (Currently used as a study.)

**FAMILY BATHROOM:** 10'4" x 8'8". White suite comprising bath, pedestal wash hand basin with tiled splashback, fitted mirror and shave/light point, and close coupled W.C., half tiled walls, shower enclosure with Resopal wall panels, tiled flooring, ladder-style heated towel rail, ceiling downlights, extractor fan, and sash window to the side aspect.

## First Floor –

- HALF LANDING:** The turning staircase from the Reception Hall leads up to a half landing, with ceiling downlights, door off to the Master Bedroom, and two steps up to the Main Landing/Dressing Area.
- MASTER BEDROOM:** 16'3" x 16'. Two built-in wardrobes with storage cupboards above, dual aspect with Fakro roof light windows with fitted blinds to the front and rear aspects, the rear roof light incorporating a fire exit, and also a window to the rear.
- MAIN LANDING/  
DRESSING AREA:** 15'6" x 8'. Range of wall-to-wall built-in wardrobes and storage cupboards, built-in eaves cupboard, Fakro roof light window to the side aspect with fitted blind, ceiling downlights, access to the loft, and door off to the second Bathroom.
- BATHROOM:** 10'9" x 6'6". White suite comprising bath, pedestal wash hand basin with tiled splashback, fitted mirror and shaver/light point, and close coupled W.C., partially mosaic tiled walls, shower enclosure with mosaic tiled walls, ceiling downlights, and Fakro roof light window.

## **DETACHED ANNEXE BARN CONVERSION:**

This stone built, slate roofed barn was converted around 2007/08 we are informed, providing ancillary accommodation to the main residence, with oil-fired central heating, being ideal as a guest suite or home office/studio. With the installation of a kitchen, the barn would easily make a charming holiday let, STPP.

- ENTRANCE LOBBY:** 8'10" x 5'. A fully glazed full-height entrance door with full-height window panels on either side leads into the Entrance Lobby, with tiled floor, cloaks hanging area, ceiling downlights, and a further fully glazed door with window panels either side leading into the Living Room.
- LIVING ROOM:** 19' x 13'6". Oak floor, cathedral-style Herringbone Matchboard ceiling with two Fakro roof light windows with remotely operated fitted blinds, raised stone hearth with LPG wood-effect stove, built-in cupboard to one corner, dual aspect with fully glazed doors to the rear elevation with fabulous countryside views, and window to the side. Door off to the Shower Room.
- A kitchenette area could easily be installed to one end of this room if required.
- SHOWER ROOM:** 10' x 7'6". Shower enclosure with Resopal wall panels, vaulted ceiling, tiled flooring, wash hand basin and vanity unit, and close coupled W.C. with concealed cistern, ceiling downlights, Fakro roof light.

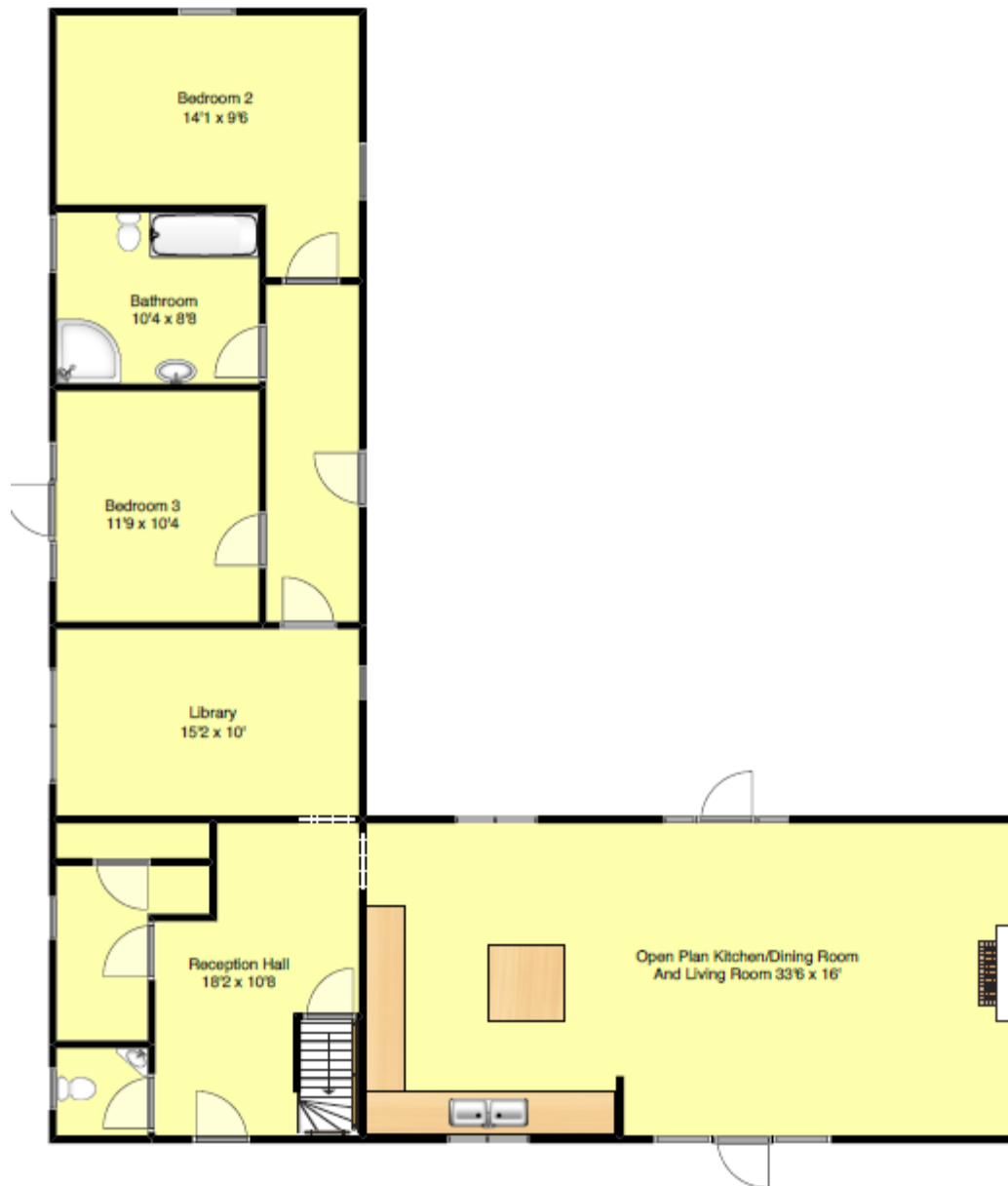
## **DETACHED GARAGE/WORKSHOP with ADJOINING STORE ROOMS:**

A further slate roofed barn conversion (formerly a Dutch barn), incorporating a Garage/Workshop at the rear with a mezzanine floor above, and adjoining Store Rooms to the fore. Power and lighting connected throughout. (This building would be ideal for conversion to annexe accommodation or a holiday let, subject to planning permission.)

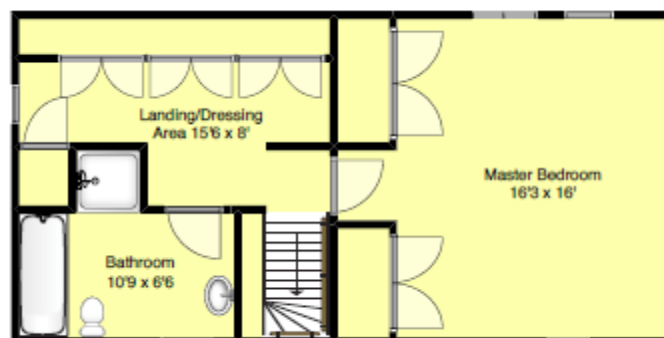
- STORE ROOM** 11'4" x 8'3". Accessed via double doors to the front elevation.
- IMPLEMENT STORE:** 11'4" x 8'3". Also accessed via double doors to the front elevation, with Belfast sink, and connecting door through to the Garage/Workshop at the rear of the building.
- GARAGE/WORKSHOP:** 17'10" x 17'2". Double wooden vehicular doors to the side elevation, interior door through to the Implement Store, window to the rear aspect, roof lights to both sides, workbench with Belfast sink alongside, Grant oil-fired boiler providing heating to the Detached Barn Conversion/Ancillary Accommodation, and bespoke staircase up to mezzanine floor providing useful storage space, with roof lights on both sides.
- There is also a lean-to along one side of the building, providing a dry enclosed space for ladder storage etc.

**FLOOR PLANS – MAIN RESIDENCE:**

**GROUND FLOOR**

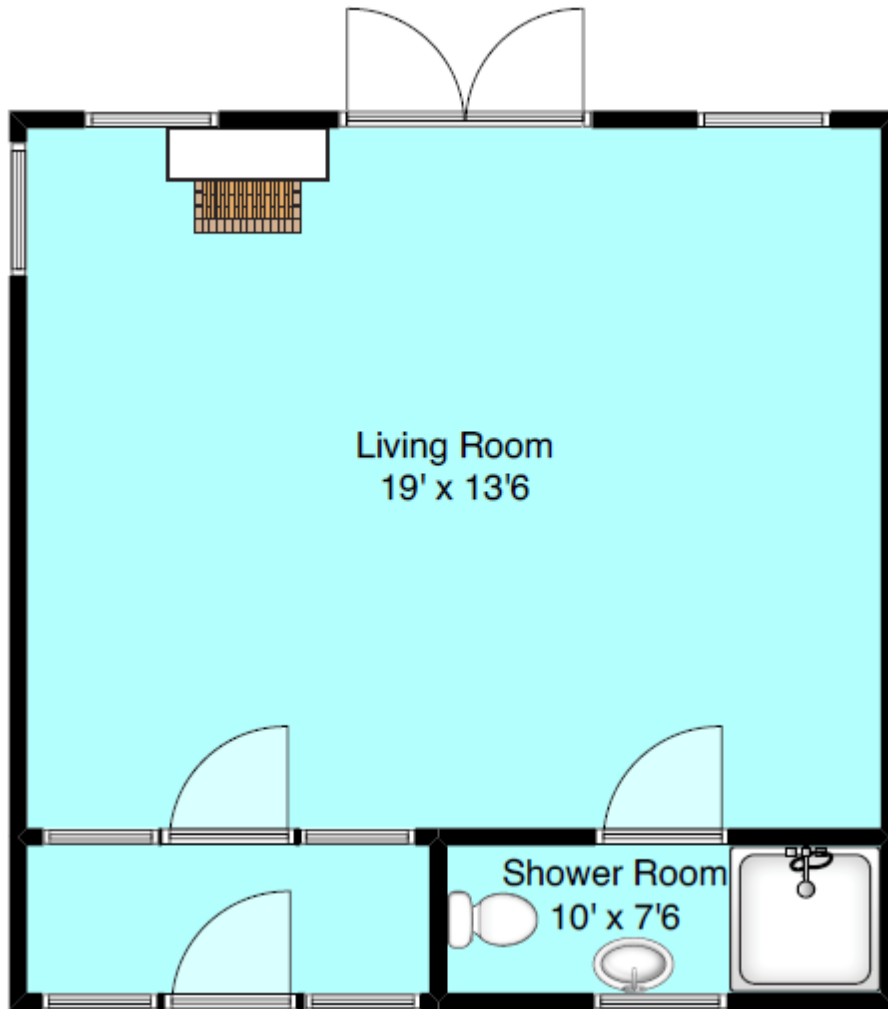


**FIRST FLOOR**



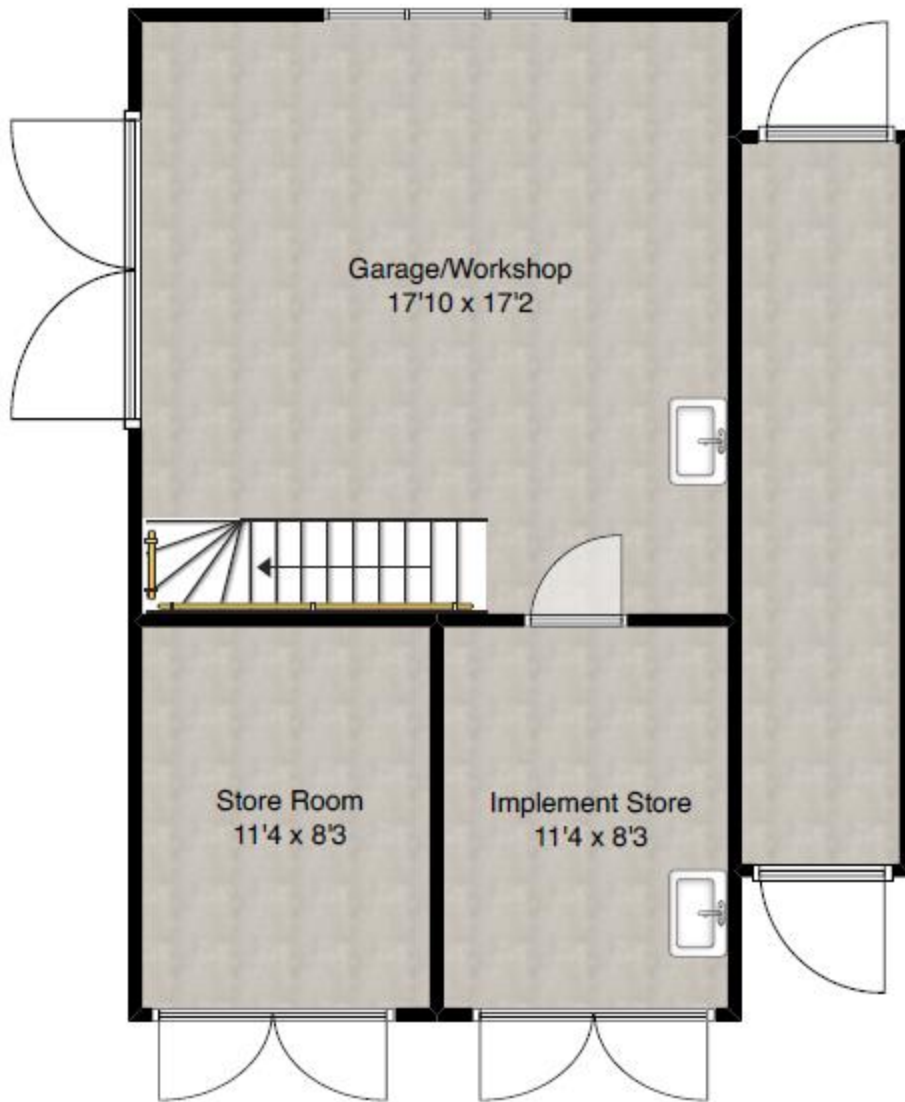
**FLOOR PLAN – DETACHED ANNEXE BARN CONVERSION:**

**GROUND FLOOR**

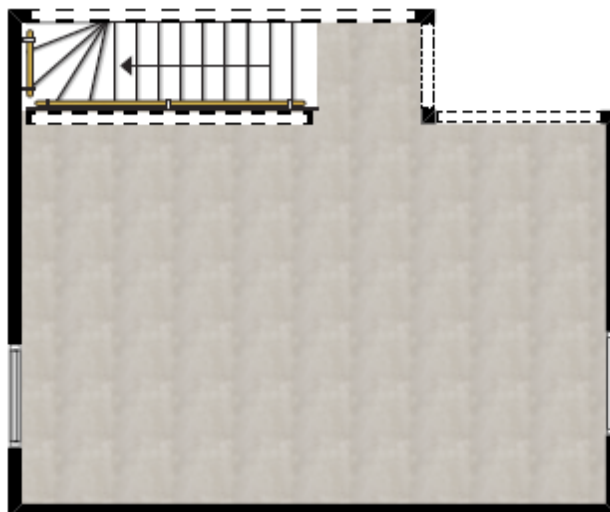


**FLOOR PLAN – GARAGE/WORKSHOP BARN:**

**GROUND FLOOR**



**UPPER MEZZANINE FLOOR**



## **THE APPROACH, LAND AND LOCALITY:**

### **THE APPROACH:**

The property is approached along a quiet lane (from the A40 about 2 miles away), then via a stone surfaced driveway that turns off the lane and culminates at the residence, where there is a large gravelled parking and turning area.

### **THE LAND AND GARDENS:**

We are informed that the property amounts to approximately 8 Acres in total (to be confirmed), of which circa 6 acres comprise gently sloping pastureland and c.2 acres woodland belts and extensive grounds around the homestead buildings.

The gardens and grounds include a large expanse of raised lawn edged by a picturesque stone wall, with naturalised spring bulbs, herbaceous plants and a variety of specimen shrubs and trees as well as a framework of tall indigenous deciduous trees creating a lovely backdrop. There are other areas of lawn and various seating areas around this tranquil haven, taking advantage of the beautiful far reaching views, including the attractive paved terrace to the front of the residence looking far into the distance across miles of rolling countryside.

### **RIDING & WALKING & GENERAL LOCALITY:**

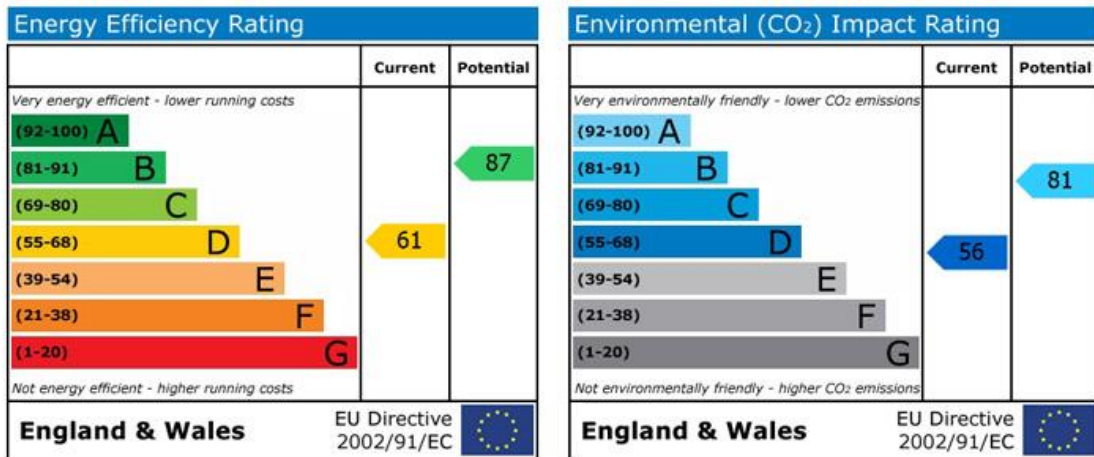
The property enjoys a private, rural setting in the heart of rolling countryside with Crychan Forest to the north and Halfway Forest to the east and south-east. Access is only a mile or so from the property. The scenic Forests offer miles and miles of waymarked trails, bridleways and old cattle droving routes, with hills, valleys and streams, providing superb off-road horse riding, walking, cycling, and bird-watching opportunities. The Epynt Way can be accessed from Crychan Forest, a 50-mile circular bridleway around the boundary of the Sennybridge army training area on Mynydd Epynt, with splendid views.

To the south the Brecon Beacons National Park is easily accessible – extending from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporating 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, with high mountain peaks, open moorland, lakes, rivers and waterfalls, and historic castles at strategic points on the boundaries.

Access to the A40 trunk road is about 2 miles from the property, running along the northern boundary of the National Park and giving easy access across the region and a scenic route into England. The friendly old market town of Llandovery in the upper Towy Valley is 4½ miles south-westerly, with a selection of shops, supermarket, cafes, main banks, pubs, hotels, etc., as well as Norman Castle ruins, Heritage Centre, and primary school. The town's secondary school is closing later this year and students will attend a new school opening in Llandeilo in September 2016. There is also a public school, Llandovery College. The town is on the scenic Heart of Wales railway line (Swansea to Shrewsbury).

Historic Brecon is 19 miles easterly, the main town of the National 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. Llandeilo is 17 miles south-westerly, Llanwrtyd Wells 16 miles north-east, Builth Wells 29 miles north-east, and Carmarthen 32 miles south-west.

## ENERGY PERFORMANCE:



### SERVICES:

We understand that the property is connected to mains electricity and has a private water supply (borehole UV filtered and treated) and a private drainage system. The property has oil-fired central heating, double glazing, and LPG gas connections. Telephone (with Broadband available) 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 "G" (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 footpath traverses the property – further details with the agent.

### TENURE & POSSESSION:

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

### VIEWING:

By appointment with **PROFILE HOMES**



Tel: 01550 777790  
 Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
 Website: [www.profilehomes.com](http://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.

### PROFILE HOMES

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