

Ref: 0mae11

Maes Y Berllan, Babel, Llandovery, Carmarthenshire, SA20 0RW

**A charming Smallholding / Equestrian property. Characterful 3 Bedroomed Grade II Listed Cottage, with Stabling, Garaging, Outbuildings and circa 6.6 Acres of Land with glorious far reaching views. Picturesque rural location near Crychan and Halfway Forests offering extensive horse-riding, walking and cycling trails.**

A40 access 1.7 miles, Llandovery 4 miles, Llanwrtyd Wells 16 miles, Llandeilo 17 miles, Brecon 19 miles.



This appealing Cottage, was we understand, built in the mid-19<sup>th</sup> Century of stone construction under a slate roof. A former adjoining outbuilding, previously a blacksmith's forge then post office, was incorporated into the cottage many years ago. The current owners have carried out various improvements to the property, in keeping with the character, including the installation of a Biomass heating and hot water system. (EER: G)

**Cottage** - Ground Floor: Entrance Hall, Bedroom 3/Reception Room, Shower Room, Lounge/Dining Room, Kitchen/Breakfast room, Rear Porch/Boot Room.

First Floor: Large Double Bedroom with en-suite Bathroom (formerly two bedrooms could easily revert).  
Second staircase to Bedroom 2, (above Bedroom 3/Reception).

**Outbuildings** – Triple Timber Stable Block, Double Garage, Further Workshop & Double Garage, Utility Room with W.C., Hay Store, Implement Shed, 'Ennis' 2 Bed Caravan, and Outhouse (games and leisure rooms).

**Circa 6.6 Acres in all**, (to be confirmed), including 3 pasture paddocks amounting to approximately 5.5. acres, and a sheltered woodland copse.

**In a south facing picturesque area** just North of the stunning Brecon Beacons National Park offering excellent horse riding, walking and cycling opportunities in nearby Crychan and Halfway Forests. Babel has a good community spirit with regular meetings, functions and events at the local community hall. The A40 is 1.7 miles away providing access to villages and towns, including the popular market towns of Llandovery, (4 miles), and Llandeilo (17 miles), both with shopping and schooling amenities, pubs and eateries, etc. and there is a well-known public school in Llandovery. Brecon is 19 miles away, also with a good selection of shops and facilities.

**Price Guide: £465,000**

## **ACCOMMODATION:**

### **Ground Floor –**

- ENTRANCE HALL:** Front door leads into the entrance hall, welsh slate flagstone floor, exposed ceiling beams, second staircase to first floor, (bedroom 2), built in cupboards and doors to:-
- BEDROOM 3 /RECEPTION ROOM:** 14'3" x 10'. Fireplace housing a 'Salamander Hobbit' multi-fuel stove on a slate hearth with mantle shelf over, exposed ceiling timbers, window to the front aspect.
- SHOWER ROOM:** 6' x 4'. Large walk-in shower enclosure, pedestal wash hand basic, low level W.C., heated towel rail. Fully tiled walls and tiled floor. Ceiling downlights, window to the rear and extractor fan.
- LOUNGE/DINING ROOM:** 22'2" x 14'10". Fireplace housing a Biomass wood pellet stove, slate hearth and timber mantle shelf. Exposed ceiling beams and timbers. Stable door and two windows to the front aspect and two windows to the rear. Welsh slate flagstone floor. To the other end of the room an attractive feature cast iron original cooking range with former bread oven, timber mantle and surround. Door to the main staircase to the first floor, under stairs storage cupboards. Door to:-
- KITCHEN/BREAKFAST ROOM:** 14'8" x 14'4". Range of wall and base units with solid wood work surfaces over, twin ceramic sinks with mixer tap and tiled splashbacks. LPG Gas cooking range and stainless steel extractor hood over. Plumbing and space for a dishwasher, washing machine, tumble dryer, and fridge. Under counter wine cooler, triple aspect, two windows to the front, one to the side and one to the rear. Welsh slate flagstone floor. Exposed stone Inglenook fireplace with Bressumer beam over, housing a Palazzetti Biomass wood pellet boiler which provides the central heating and hot water. Access to large floored loft space with lighting. Stable door to the rear porch/boot room.
- REAR PORCH/BOOT ROOM:** 8' x 6'2". Timber construction with external door. Cloaks hanging area.

### **First Floor –**

A door from the lounge/dining room accesses the staircase to the open plan first floor. Formerly a landing with 2 bedrooms, changes have been made to provide one large bedroom and en-suite bathroom. If required a partition could be re-instated to create a further bedroom.

- BEDROOM 1:** 21'6" x 15'2" max. Three windows to the front with lovely far reaching views across the property's land and countryside beyond. Window to the rear. Partially exposed A frames and timbers. Fitted carpet and fitted wardrobes with full length mirror. Door to the en-suite bathroom.
- EN SUITE BATHROOM:** 7'2" x 5'4". White suite comprising bath with shower attachment, pedestal wash hand basin, low level W.C., heated towel rail. Window to the rear. Partially exposed roof purlin. Wood flooring.
- Accessed from the second steep staircase off the entrance hall.
- BEDROOM 2:** 14'8" x 13'10". Exposed beams and timbers, Velux roof windows to the front and rear. Exposed floorboards.
- N.B. Important note. Please be aware that all front facing windows and two doors are to be replaced by the current owners. The Cadw compliant windows and doors have already been made, but due to the coronavirus pandemic, installation has been delayed. We are advised that the work will be completed before the property is sold.

## **EXTERNALLY**

The land and buildings are located either side of the lane, as follows:-

- STABLE BLOCK:** Located to the west of the cottage, there is a triple timber stable block, each stable measuring 11'8" x 11'6" internally. There is a concrete apron to the fore and the area is enclosed by post and rail fencing with direct gated access to one of the pasture fields and further gateway to the driveway. Lighting and outside water tap.
- DOUBLE GARAGE:** 24'8" x 14'8". Located to the rear of the cottage, block built with timber cladding and a profile roof. The garage has double wooden vehicular doors, a pedestrian side door and windows on both sides. Power and lighting.
- HAY STORE:** 15'8" x 11'7". Attached to the rear of the garage, block built with timber cladding. Doors to the front. A useful store currently used for hay storage.
- OUTHOUSE:-** Block built with timber cladding, power and lighting with a covered decked area to the fore. Currently a leisure room and games room but lends itself to a variety of uses such as a home office or craft room. A pedestrian door leads into the leisure room.
- Leisure Room:** 18'10" x 10'9". Bar area, 'Jotul' wood burning stove. Steps up to the games room.
- Games Room:** 18'10" x 15'7". French doors to the front and rear.
- WOOD STORE:** 18'6" x 12'3".
- SUMMERHOUSE:** 8' x 6'. Overlooking a large decked area and Pergola providing a lovely place to sit and enjoy the gardens and surroundings.
- GARDENS:** Large areas of lawn with pretty borders and shrubs bound mainly by post and rail fencing overlooking one of the property's pasture paddocks.

**Across the lane are the following buildings and facilities:-**

- DOUBLE GARAGE & WORKSHOP:** 26'5" x 16'3". Block built, vehicular doors to the front, concrete floor, inspection pit. Power and lighting. Window to the rear and door to a utility area.
- UTILITY & W.C.** 12' x 8'10". Range of built in units, W.C.,
- CAR PORT:** 14'4" x 9'8".
- GARDEN IMPLEMENT STORE:** 14'4" x 8'.
- POTTING SHED:** 14' x 8'.
- STATIC CARAVAN:** 'Ennis' 2 Bedroom caravan. In need of a little work but would be suitable for overflow accommodation or a holiday let perhaps, subject to any necessary planning permission.

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

- THE APPROACH:** The property is approached along a country lane (from the A40 about 1.7 miles away), with a double gated entrance off the lane where there is ample parking space and a further entrance just beyond the cottage to access the double garage.

**THE LAND AND GROUNDS:**

We are informed that the property amounts to approximately 6.65 Acres in total, (to be confirmed), of which circa 5.5 acres comprise level to gently sloping pastureland in three main enclosures. In addition there is a wide enclosed grass strip allowing access to the furthest paddock which would also make an ideal starvation paddock or two if required. There is an 0.76 acre woodland copse within which is a chicken house. The remainder being gardens and grounds to include a good size lawn to the rear of the cottage, and across the lane behind the static caravan and outbuildings there is a large grassed area with a small orchard, vegetable growing area, and polytunnel.

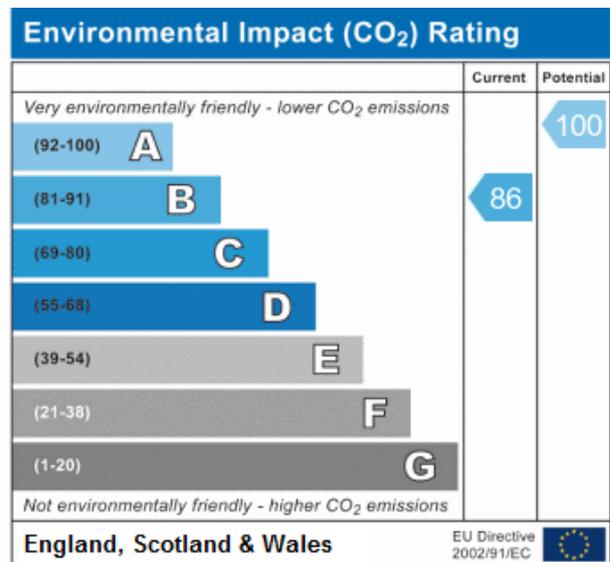
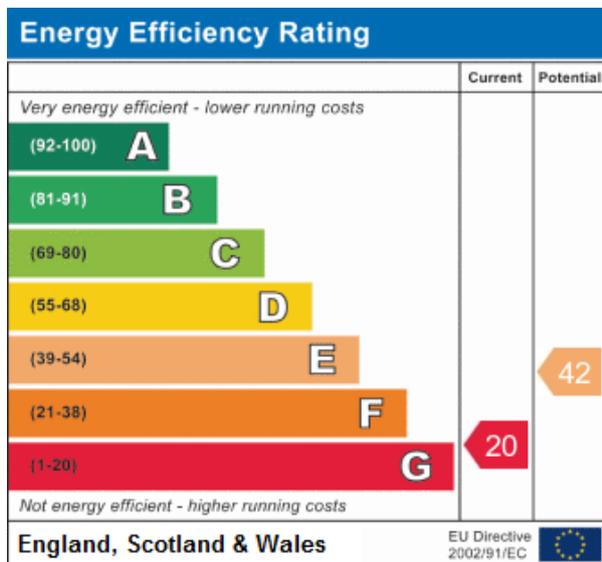
**RIDING & WALKING & GENERAL LOCALITY:**

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. 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 1.7 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 4 miles south-westerly, with a doctor’s surgery, dentist, opticians, a Cottage hospital with X-Ray department, a selection of shops, supermarket, cafes, post office, pubs, hotels, swimming pool, leisure facilities such as, bowls, croquet, tennis, rugby and a library. etc., as well as Norman Castle ruins, Heritage Centre, and a primary school. There is 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, golf club, 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 borehole water supply and a private drainage system. The property has a Biomass Heating System which serves the central heating and hot water. Whilst there is a BT pole very close by, there is currently no telephone land line although we understand this could be re-connected subject to the usual connection/transfer fees. 4G Mobile Broadband is understood to be available in this area but the new owners will need to take out their own contract.

**COUNCIL TAX:** We are informed that the property is within Council Tax Band "C", (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 prior appointment only with PROFILEHOMES.**



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**Website: [www.profilehomes.com](http://www.profilehomes.com).**

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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.**

PROFILEHOMES 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.

**PROFILEHOMES**

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