

Ref: Ocoa12

The Coach House, Llangadog, Carmarthenshire, SA19 9HY.

**Substantial and totally unique 4 Bedroom Coach House with an 8 Bedroom Wing/Annex located in a beautiful rural Towy Valley location on the periphery of the Brecon Beacons National Park.**

Llangadog Village 1.5 miles, Myddfai village 3.8 miles, Llandovery 4 miles, Llandeilo 8 miles, Brecon 25 miles.



Located in the picturesque landscape of the desirable Towy Valley, on the periphery of the Brecon Beacons National Park and set in private gardens with a pretty small brook close to one boundary. This charming stone built residence was completely re-built in 1990. A further large wing was built around 20 years ago which provides 8 en-suite bedrooms making this an ideal property for an extended family or those looking to offer B & B or holiday accommodation or indeed conversion to apartments or self-contained annex (S.T.P.P.).

**The Residence:** Ground floor: Entrance Lobby, Boot room, Large Open-Plan Kitchen/Lounge with Mezzanine Study over, Dining Room with feature curved ceiling, Inner hall, Utility Room, Cloakroom, Bedroom with En-Suite Shower room. First Floor: 2 Bedrooms with En-Suites and an Upper First Floor leading to the Principle Bedroom with an En-Suite Bathroom and a small private Balcony.

**Annex Wing:** Ground Floor: Entrance Hall, Laundry Room, 4 En-Suite Bedrooms. First Floor: Cloakroom, 4 En-Suite Bedrooms. Second Floor: Two Loft Rooms, (ideal home office or leisure rooms), and a Store Room.

**Outbuildings:** Within the grounds are the remains of stone barns and milking sheds.

**Gardens:** Secluded pretty gardens with a small babbling brook, lawn, a woodland copse, further grassed area (scope small paddock), and numerous seating areas in which to relax and enjoy the beautiful surroundings.

**Location:** Only 1 ½ miles from the village of Llangadog which has a newsagents and post office, butchers, grocery store, doctors surgery, primary school, village hall and public houses. Llangadog Railway Station is on the The Heart of Wales railway line. This is a desirable area rich in natural beauty, magical legend and history, served by a network of quiet lanes, and paths. Cilgwyn Woods is nearby where you can enjoy a 2 mile walking trail throughout the year. The quaint village of Myddfai is 2.5 miles away. Llandovery Town is 4 miles away on the A40, providing all essential amenities, a Public School, cottage hospital and agricultural merchants. Llandeilo is 8 miles away also with a good range of town amenities and schools.

**Price: £650,000 No Onward Chain**

## THE RESIDENCE:

This unique characterful residence has a charming welcoming ambiance. There is underfloor heating to the ground floor, double glazing and a variety of traditional features making this an exceptional home.

### Ground Floor –

- ENTRANCE LOBBY:** The front door leads from the porch into the lobby which then opens out into the open plan kitchen/lounge. From here there is a door to the boot room.
- BOOT ROOM:** 18'5" x 4'5". Range of shelving, door to the front garden and terrace. Window to the front aspect. Tiled floor and door to the annex wing.
- KITCHEN/LOUNGE:** 29'10' x 23'6" max. Delightful family room with exposed stone, a vaulted ceiling with exposed A Frames and timbers. There is a bespoke range of wooden kitchen units with granite work surfaces, Belfast sink and tiled splashbacks. Plumbing and space for a dishwasher. A deep recess houses a gas range cooker with chimney hood style extractor over. A large central island incorporating a breakfast bar, also with a granite work surface. To the lounge area there is a wood burning stove on a raised slate hearth with slate mantle shelf over. Windows to the front and rear elevation and wide glass door to the rear garden. Tiled floor with under floor heating throughout. Doors to the utility room and dining room and a spiral staircase to the mezzanine study.
- MEZZANINE STUDY:** 15' x 12'. Full length glass panel balustrade overlooking the lounge, exposed floorboards and window to the front.
- DINING ROOM:** 26'10" x 14'10" Feature curved ceiling, contemporary wood burning stove on a slate hearth, oak floor with underfloor heating, windows to the rear aspect, two patio doors to the rear garden.
- INNER HALL:** 13'3" x 7'10". Staircase to the first floor. Oak wood effect flooring. Door to the front aspect.
- CLOAKROOM:** Pedestal wash hand basin and W.C.
- UTILITY ROOM:** 13'3" x 9'. Range of bespoke wooden wall and base kitchen units with solid wood work surface and stainless steel sink, plumbing and space for a washing machine. Oil fired boiler which serves the central heating and the hot water. Ample space for an upright fridge/freezer. Tiled floor. Window to the front aspect and door to the inner hallway.
- BEDROOM:** 10' x 9'10". Window to the front aspect, arched opening to the shower room.
- En-Suite Shower Room:** 10' x 3'. Shower cubicle, wash hand basin. Wood effect flooring.

### First Floor –

- LANDING:** Linen cupboard and doors to:-
- DOUBLE BEDROOM:** 11'1" x 7'7". Exposed purlins, window to the end elevation. Wood effect flooring. Door to the shower room.
- En-Suite Shower Room:** 8'1" x 4'5". Shower enclosure, low level W.C., vanity unit with wash hand basin. Window to the front. Wood effect flooring.

**DOUBLE BEDROOM:** 13'6" x 11'. Window to the side aspect. Wood effect flooring, exposed purlins, door to the bathroom.

**En-Suite Bathroom:** 7'7" x 7'5". Vanity unit with wash hand basin and cupboard below, low level W.C., Bath with shower attachment, wood effect flooring. Window to the front.

Stairs continue from the landing to the upper floor and the principle bedroom suite.

**PRINCIPLE BEDROOM SUITE:** 25' x 16'5". Range of wall to wall built in wardrobes. Further store cupboard. Exposed A Frames and timbers. Two windows to the rear, Velux roof window to the rear and door to a private balcony. Wood effect flooring. Further door to the en-suite bathroom.

**En-Suite Bathroom:** 9' x 9'. Fitted bathroom furniture, Jacuzzi Bath with shower attachment, vanity unit with inset wash hand basin, low level W.C., bidet, shower enclosure, tiled floor and tiled walls. Window to the end elevation.

## **ANNEX WING**

This substantial 8 bedroom wing on three floors, was we are informed built around 20 years ago and offers 2 double bedrooms each measuring 12' x 11'8" with en-suite bathrooms, 6 double/twin bedrooms each measuring 11'7" x 9'5" with en-suite shower rooms, a laundry room, cloakroom and two loft rooms which would make an ideal home office or leisure rooms.

Overall, ideal accommodation for offering bed & breakfast and or holiday letting. Indeed with some internal alterations this would make a sizeable second residence for an extended family, or perhaps apartments (S.T.P.P.).

## **EXTERNALLY:**

**THE APPROACH:** The property is approached from a quiet country lane and then via a 175 yard driveway.

**GARDENS:** The property has attractive private gardens, which are generally informal and contain an abundance of shrubs and mature trees. There are various designated seating areas to include large patio's to rear and front of the residence from where the beautiful surroundings can be enjoyed.

**SERVICES:** We understand that the property has mains electricity, mains water supply and a private drainage system, (new septic tank to be installed by completion of sale). Telephone and 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. There is a public footpath on the property.

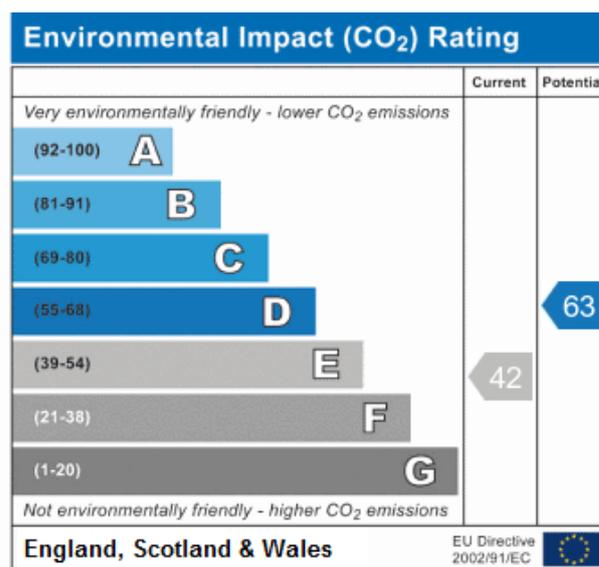
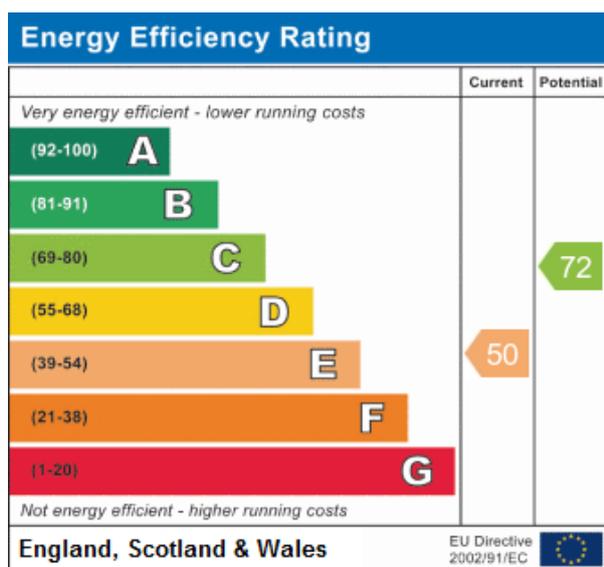
**TENURE & POSSESSION:**

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

**VIEWING:**

Accompanied viewings by prior appointment only with the Sole Selling Agents – PROFILEHOMES  
 Tel: 01550 777790  
 Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
 Website: [www.profilehomes.com](http://www.profilehomes.com)

**ENERGY PERFORMANCE FIGURES**



**THE LOCATION:**

**Llangadog** is 1.5 miles south-westerly, an old drovers' and market village providing a primary school, doctor's surgery, general convenience store, newsagent with sub-post office, butcher's shop, pubs with restaurants, St. Cadog's church, and a small railway station on the outskirts, also on the Heart of Wales line. **Llangadog Common** (also known as Carreg-Sawdde Common) is beyond the village with delightful walks by the River Sawdde, a tributary of the meandering Towy.

**Myddfai** is a peaceful country area of great natural beauty within Brecon Beacons National Park and is famous in Wales for being home to the "The Physicians of Myddfai" for hundreds of years. These were country doctors who healed with traditional remedies made from the herbs that grew (and still grow) in this vicinity. It is thought that these practices continued around the Myddfai area until the 18<sup>th</sup> Century. Legend has it that the very first Physicians were the sons of the "Lady of the Lake", a magical woman who in medieval times appeared out of a local lake, married a farmer and had three sons, to whom she taught the arts of herbal medicine before disappearing back into the waters with her white cattle. This lake is **Llyn y Fan Fach**, a small, beautiful, volcanic lake set beneath the summit of Bannau Sir Gaer on the Black Mountain (8 miles or so south-easterly from the property). The delightful, quaint little **village of Myddfai** is tucked away amidst beautiful countryside, clustered around the old parish church of St. Michael. Rich in flora and fauna, this is excellent country for outdoor pursuits such as walking, riding, cycling, fishing and bird watching, with magnificent scenery to enjoy. There are plenty of quiet country lanes serving the area, and paths, tracks and bridleways lead up into the mountains.

**The historic Llwynywermod (Llwynywormwood) Estate** is at Myddfai, not far from the property, with romantic mansion ruins set in former parkland (some think there may be a connection with the Physicians of Myddfai, since wormwood is a bitter herb once used as an antiseptic, disinfectant and moth/flea repellent). In 2007 Prince Charles purchased this 192 acre estate and uses the existing farmhouse there as his Welsh base, adding royal approval to lovely Myddfai.

**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 with 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. 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.

**Llandovery** is 4 miles from the property northerly in the upper Towy valley, surrounded by hills and located 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 schools, bus service, and a railway station on the scenic Heart of Wales country line that runs over 121 miles from Swansea to Shrewsbury. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and the well known Llandovery College public school, which has a golf course.

**Llandeilo** is about 8 miles away, a charming town with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools and churches. Llandeilo's railway station is also on the Heart of Wales line, and the A483 road runs through the town leading southwards to Swansea. 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 18<sup>th</sup> 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 a single-span stone bridge over the Towy, built in 1848.

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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.**  
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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