

Ref: 0tob52                      The Old Barn, Abermarlais Park, Llangadog, Carmarthenshire, SA19 9NG

**Located in the ever popular Towy Valley, and between Llandovery & Llandeilo on the perimeter of the Brecon Beacons National Park this 4 Bedroom distinctive residence, (the former stables to Abermarlais Mansion, long since demolished), is set in c.32.5 Acres of mixed Woodland and Grazing Land.**

Llangadog 1 mile, Llandeilo 6 miles, Llandovery 6 miles, Carmarthen 20 miles.



**Residence** - This unique building originally constructed in 1861 as the stables for the now-demolished Abermarlais Mansion House was converted into a comfortable, and spacious home in 1986/8. In the selling agents opinion it is now in need of modernisation. The substantial stone-built structure with a slate roof retains some of its original stable partition features complemented by exposed beams and hardwood flooring, all adding to its unique character.

**Accommodation:** All on one level - Reception Hall, Kitchen/Breakfast Room, Rear Conservatory, Lounge/Dining Room, 4 Double Bedrooms, Bathroom and further Shower Room. Capacious loft with ample storage space.

**Outbuildings - Former Garage:** Repurposed and modernised for potential annexe or home office use.

**Timber Cabin Workshop.**

**Land:** The property amounts to c.32.55 Acres overall, (to be confirmed), comprising mostly established woodland with circa 10 acres of land suitable for grazing, purposes. A small stream runs through the woodland valley.

**Location** in the unspoilt Towy Valley, an area rich in beauty wildlife and legend, visitor attractions within easy driving distance, including spectacular landscapes, romantic castle ruins, parks and gardens, country villages, Roman gold mines, the National Botanic Gardens of Wales, Oakwood Theme Park, and the magnificent Welsh coast (less than an hour's drive distant).

**Guide Price: £525,000 No Onward Chain**

## ACCOMMODATION:

A unique characterful stables conversion, completed we are informed in 1988 and in the selling agents opinion in need of modernisation. With exposed ceiling timbers and beams throughout, school style radiators, double glazing and a vast loft space.

<b>FRONT ENTRANCE:</b>	Entrance door leads into the reception hall.
<b>RECEPTION HALL:</b>	17'1" x 8'7". Wood flooring, openings to the inner halls, staircase to the loft and a walk-in pantry.
<b>SHOWER ROOM:</b>	12'4" x 8'6". Vanity unit with inset wash hand basin, low level W.C., walk-in shower enclosure, window to the front aspect. Tiled floor.
<b>LOUNGE DINING ROOM:</b>	26'1" x 19'6". Triple aspect with windows to the front and side and glazed door into the rear conservatory. Central feature stone display plinth with solid wood surface and wood burning stove.
<b>KITCHEN/BREAKFAST ROOM:</b>	21'7" x 13'. An attractive feature of this room is the former arched horse stall fittings. Exposed brickwork. Solid wood range. Fitted kitchen wall and base units with work surfaces over, stainless steel deep sink unit with single drainer. Cooker control point with space for a cooker, extractor hood over. Plumbing and space for a washing machine and dishwasher. Tiled floor. Window looking into the rear conservatory and door to the conservatory.
<b>REAR CONSERVATORY:</b>	43'5" x 8'6". A vast room overlooking the gardens and woodland. French doors leading out to the side and rear gardens and further external door. Plumbing to a Belfast sink. Connecting door to the lounge/dining room. Tiled floor.
<b>INNER HALL:</b>	Wood flooring, doors to:-
<b>BEDROOM 1:</b>	16'8" x 12'8". Window to the rear aspect.
<b>BEDROOM 2:</b>	18'5" x 12'9". L shaped room. Window to the rear aspect.
<b>BEDROOM 3:</b>	14'7" x 8'10". Window to the front.
<b>BEDROOM 4:</b>	11'3 x 9'6" Window to the end elevation, exposed brickwork.
<b>BATHROOM:</b>	8'7" x 8'7". Bath, pedestal wash hand basin, low level W.C., bidet. Window to the front. Tile effect flooring.
<b>SIDE HALL:</b>	8'9" x 8'. External door to the side elevation, wood flooring. Loft access.

### FLOORPLAN ON PAGE 4.

## THE APPROACH, OUTBUILDINGS AND LAND

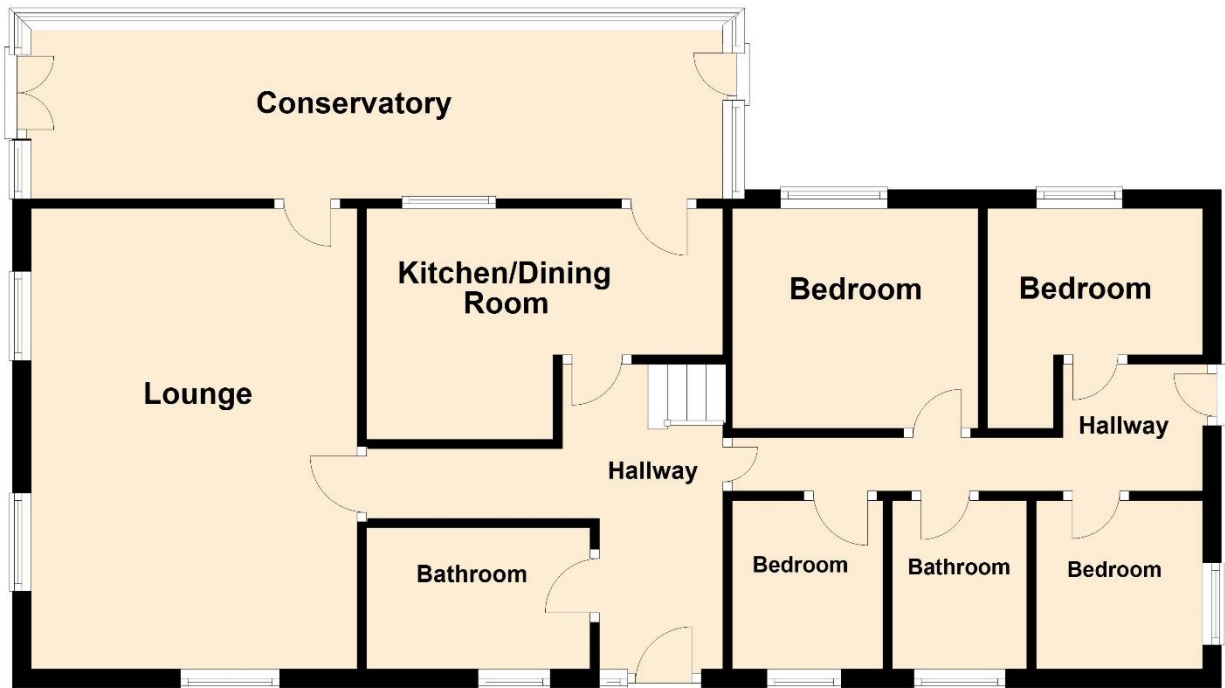
**APPROACH:** The property is accessed from the A40 trunk road and is equidistant from Llandeilo, 6 miles south-west, and Llandovery, 6 miles north-east. The long c.525 yard access track virtually bisects the property's land. The track is owned by and further serves a property beyond The Old Barn. We are informed that The Old Barn has a legal right of way along this track.

**FORMER GARAGE OUTBUILDING:** This sizeable block built building with a slate roof is clad in stone to match the main residence., this building lends itself to other uses subject to planning. The roof has a solar panel array fitted which enjoys a feed in tariff contract. We understand that water and drainage connections/pipework are available close-by. Currently two ground floor rooms with a mezzanine first floor. Continued below.

- Room 1:** 24'6" x 22'3" . Wide ladder style staircase to the mezzanine room above. Glazed doors and window to the rear, two further windows to the front. Connecting door to:-
- Room 2:** 18'2" x 8'6". Window to the rear, external front door.
- ADJOINING CAR PORT & LEAN-TO STORES:** On one side of this building a useful car port of timber and profile construction and to the other side a useful profile clad storage building.
- CABIN/WORKSHOP:** 24'2" x 18'. Timber construction, with a concrete floor, power and lighting. Vehicular double side doors. Pedestrian door to the front , two windows to the front, two windows to the rear and a side window.
- STATIC CARAVAN:** 2 Bedroom sizeable static caravan connected to electricity, water and private drainage and with the benefit of a wood burning stove in the lounge area. To the front there is a utility/store.
- AGRICULTURAL BARN:** 60' x 60'. Of modern Steel and Timber construction and profile clad. The building is located across the access track. An ideal building for livestock.
- GROUNDS & LAND:** The property is surrounded by expansive lawned gardens with a small paddock and polytunnel to the side, further bounded by a backdrop of mature deciduous woodland parts of which have been left wild to create wonderful habitats for wildlife and year-round interest. There's ample scope to create woodland walks and to enjoy the stream that runs through the woodland valley. There are approximately 10 acres of grazing land. Overall, the land amounts to some 32.55 acres.



## Ground Floor



### LOCATION:

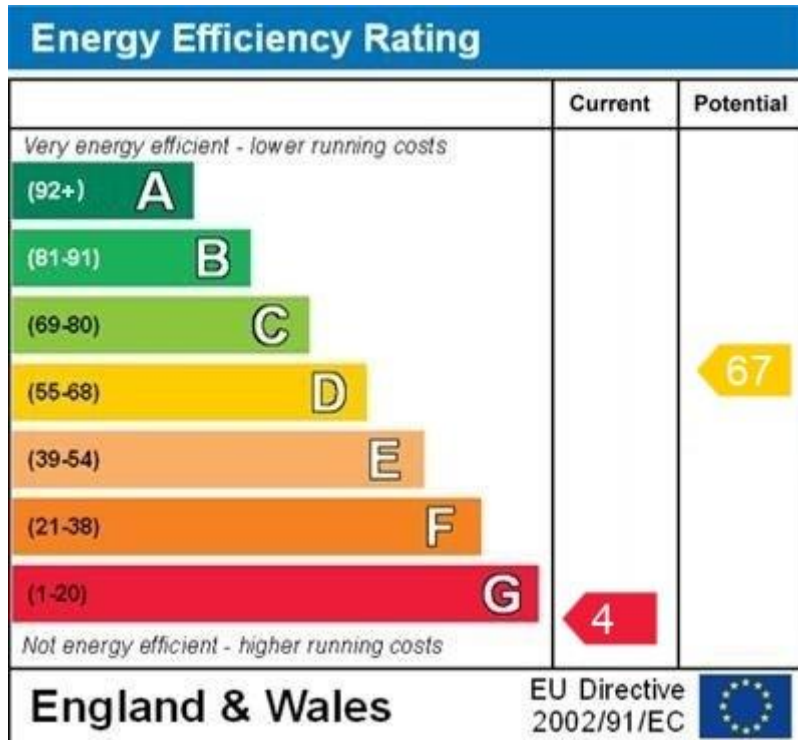
**Llangadog** is just over a mile south-easterly, a charming old drovers' village in the heart of the picturesque Towy Valley countryside with good amenities and a large agricultural store. There is a primary school, doctor's surgery, post office, general store, butchers shop and pubs. Church and chapels, a well used community hall and a small railway station on the Swansea to Shrewsbury Heart of Wales line.

**Fuller amenities** and secondary schools are provided by the attractive old market towns of **Llandeilo**, 6 miles south-westerly, with restaurants and Dinefwr Park and Castle on the outskirts, and **Llandovery**, 6 miles north-easterly near the upper Towy Valley, which also has a well-known public school (Llandovery College).

**Brecon Beacons National Park** is nearby, covering some 520 square miles, and incorporating the Black Mountain near Llandeilo to the west, the Forest Fawr, the Central Brecon Beacons, and the Black Mountains Range to the east. The scenery is diverse and spectacular, 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 historic castles at strategic points on the boundaries – including Carreg Cennen, Tretower, Brecon, Crickhowell and Hay-on-Wye.

**Carmarthen** is 20 miles south-westerly, with excellent shopping, multi-screen cinema, general hospital, and main line railway station. The historic and popular market town of **Brecon** is 27 miles easterly, famous for its medieval cathedral and heritage centre, Georgian architecture, annual jazz festival, and scenic surroundings.

**The Coast** is less than an hour's drive, with Cardigan Bay to the north and Carmarthen Bay and the Gower Peninsula to the south.



**SERVICES:**

We understand that the property is connected to mains electricity and mains water, and has a private drainage system. There is a 'Daikin' heater/air conditioning unit installed which we are informed provides heating and/or cool air when required. LPG bottled gas connection. Solar panels on the garage/outbuilding roof provide electricity. Telephone (with Broadband/Fibre available) is understood to be available and should be available to purchasers subject to the usual transfer / connection arrangements.

**COUNCIL TAX:**

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.

**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)



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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.**

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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