



Holters

Local Agent, National Exposure

Maesygwaloed Babel, Llandovery, SA20 0AX

Offers in the region of £590,000



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Whether you're seeking a forever home or a secluded countryside escape with income potential, this unique property in the Gwennol Valley is a true hidden gem!

Key Features

- Character Two Bed 18th Century Georgian Former Farm House
- One of the Oldest Properties in the area with Original Beams and Inglenook Fireplace
- With Additional Three Bed Converted Barn Forming a Courtyard to both Properties
- Two Large Adjoining Barns and Stone Shed
- Fabulous Views Over the Gwennol Valley with Superb Position between the Crychan and Halfway Forests
- Off Road Parking for Several Vehicles
- In 1.7 acres of Well Maintained Grounds TBV
- Valley Location with Stunning Views
- Flexibility of use (multigenerational/business)
- Potential for Further Development of the Barns (Subject to Gaining any Necessary Permissions)
- 15 Minutes Drive to Llandovery for shopping, etc
- EPC - E

The Property

Tucked away in the enchanting and unspoilt Gwennol Valley, this idyllic 18th Century Georgian character former farmhouse offers a rare opportunity to acquire a peaceful country retreat with exceptional versatility. Set within approximately 1.7 acres of beautifully landscaped gardens and grounds, the property combines rustic charm with modern comfort, making it a perfect family home, lifestyle escape, or potential holiday let investment with a converted three bedroom annexe forming part of

the courtyard.

The main residence exudes period character, featuring exposed beams, original stonework, and a welcoming inglenook fireplace, with an original bread oven —ideal for cosy evenings by the fire. Every window frames a view of the surrounding countryside across the valley, creating a serene, storybook setting in every room. The main house offers two bedrooms, with two reception rooms, a light airy kitchen dining room, with superb views across the open fields, a ground floor shower room and first floor bathroom. The house has ample fitted storage and as every Welsh cottage must have, a pantry.

Adding to the property's appeal is a detached three-bedroom annexe, offering flexible accommodation for guests, extended family, or even a rental income opportunity. Bright, spacious, and finished to a high standard, the annexe maintains the character of the main home while offering privacy with a private garden area for guests to relax.

Beyond the living spaces, the grounds include a range of stone outbuildings, perfect for workshop and garage use, additional storage or potential to extend the guest accommodation further (subject to gaining any necessary permission). The gardens themselves are a true delight, sloping with well maintained walk throughout, you can wander aimlessly through the trees in your own little piece of the stunning Welsh countryside. blending mature

trees and flowering plants, tucked-away seating areas with sweeping views across the valley.

Points to Note

- Two new wood burners (2016)
- New bunded oil tank with oil lifter and watchman sonic oil level monitor
- New roof (2019)
- New double glazed windows and doors (2021)
- Additional water tank (10000l) (2023)
- 14 solar panels (system size 5.74kw) and Tesla 13Kw Powerwall 2 battery with gateway
- Landline and 4G wireless router (though current owners use Starlink satellite system)

The Location

Situated in a tranquil valley within the rural community of Babel, this property enjoys a peaceful setting amidst rolling farmland and forestry while remaining well-connected to the nearby A40 trunk road. The nearest market town is Llandovery, where you'll find a range of amenities, including a supermarket, independent shops, a primary school, and the renowned Llandovery College. For a wider selection of facilities, the historic market town of Brecon is also within easy reach, offering additional schools, healthcare services, and leisure opportunities. With the stunning Brecon Beacons National Park nearby, this location is ideal for those seeking a rural lifestyle with access to essential amenities and outdoor pursuits.

Nearest Towns

Llandovery - 5 miles
Brecon - 21 miles
Builth Wells - 29 miles
Carmarthen - 32 miles



What 3 Words
worm.defends.picnic

Directions
From the A40 (Brecon to Llandovery road), take the Babel/Pentre- ty- Gwyn turn off. Over the small bridge, follow the road to the left. Continue on this road without turning off, through the hamlet of Pentre-ty-Gwyn and on to Babel past the red telephone box and down the dip, and up the other side, and turn off left at the Babel Community Hall. Continue on this road past the Pen-y-Waun (Merlin Cottages) turn off, for another 1/3rd mile and then take a sharp right turn signposted Maes-y-Gwaelod down the lane and past the farmer's barn. However, as this is a tight turn, WE RECOMMEND you continue on the road for a further 1/3 mile to a junction where the road widens and you can turn around. You then approach the lane down to the cottage with an easier left hand turn off.

Council Tax
Carmarthenshire County Council - Band E.

Services
We are informed the property is connected to mains electricity. Private water and drainage.

Heating
The property has the benefit of oil fired central heating.

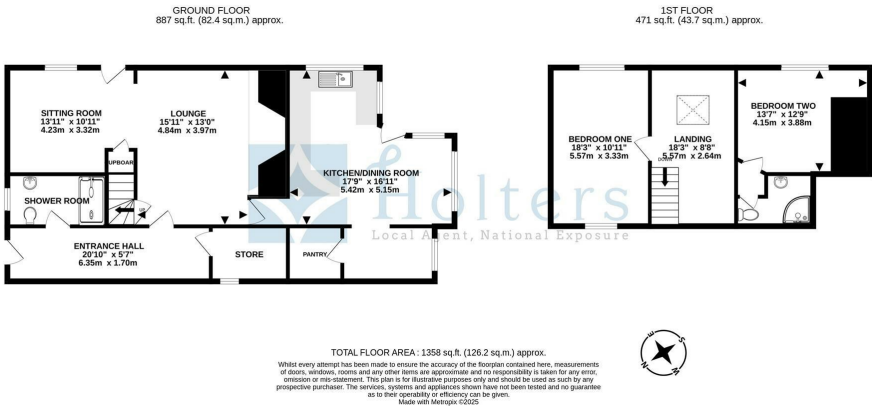
Tenure
We are informed the property is of freehold tenure.

Money Laundering Regulations
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable

fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection
Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Wayleaves, Easements and Rights of Way
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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