

Finest

PROPERTIES

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Blaen Nant Melyn

Rhandirmwyn | Llandovery | Carmarthenshire



“A wonderful traditional Welsh cottage nestled in secluded and spectacular Towy Valley countryside”

The Property

Blaen Nant Melyn is perfect for those seeking peace and quiet, tucked away in a truly private and secluded setting. Standing outside allows you to truly appreciate the phrase ‘deafening silence’ as the magnificent unspoiled countryside stretches away in all directions.

The property first appears in written records in 1785, but is believed to date from much earlier than this as it is understood Blaen Nant Melyn Farm was part of the Cawdor Estate, with a rich history covering over 700 years. The traditional stone and slate farmhouse and original two storey barn have been sympathetically restored and renovated from derelict by the current owners and the property retains many features including the wattle and daub chimney breast and the slate counter tops in the kitchen area. Settled against the hillside to the rear, this truly unique property now benefits from recent upgrades including a new central heating & hot water system powered by Air Source Pump along with insulation and radiators throughout.

The property is accessed from the front via an idyllic and picturesque entrance with flowers around the door. This leads into a wonderfully traditional entrance hall with exposed beams, wood panelled walls and original stone floor, currently used as a spacious dining room, with a snug parlour opening off it. There is an open fire in the parlour and the original open fire with Coalbrookdale roasting oven remains in the dining room. The rustic farmhouse kitchen, installed in August 2022, delightfully blends traditional character features with modern conveniences such as an induction hob to complement an LPG range cooker for cooking.



The original stone and tile floor contrasts with cool and contemporary units that deliver style and durability, with features including sleek handleless doors and soft close hinges for a touch of luxury.

A cosy, homely sitting room opens off the other end of the kitchen, with a multi fuel stove, beams, exposed stone walls and wooden floor. New solid wood flooring of English Oak and Redwood has been installed in the bedrooms, sitting room and parlour.

Wooden stairs from the sitting room rise up to a landing off which run the principal bedroom and the bathroom. This generously proportioned bedroom is full of light and character with exposed eaves and wood panelling, and a door leads out onto a raised decked area, ideal for enjoying a morning coffee. The main bathroom suite is handcrafted by Imperial Bathrooms and features sink, WC, plus an incredible stand-alone Ritz slipper bath positioned under a skylight for enjoying the stars during a soak. Again, the exposed stone walls, beams and wood floor create a wonderfully characterful and unique room.

A second flight of stairs in the entrance hall/dining room leads up to a second double bedroom with the third bedroom, which could also make a perfect dressing room or home office, running off it and following through into an en-suite shower room.



Google Maps what3words

//stickler.elated.alleyway



Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Blaen Nant Melyn is fully off-grid. Electricity supplied via solar panels attached to a battery bank with back-up diesel generator. Private water supply via spring and stream. Septic tank drainage. Satellite broadband and TV.

Postcode Council Tax EPC Tenure

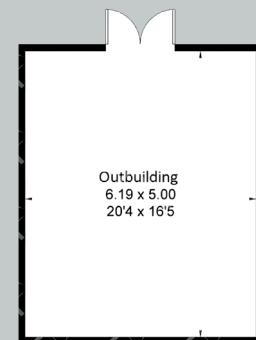
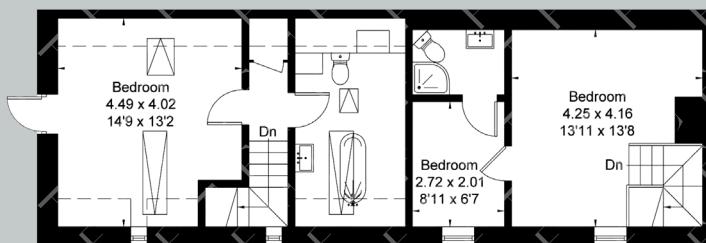
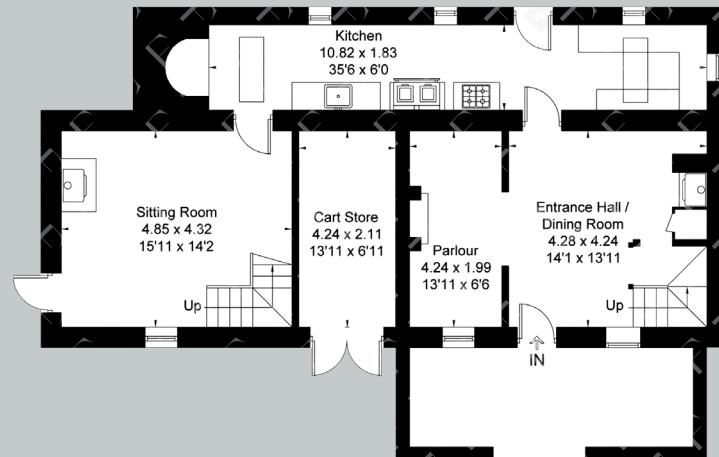
SA20 0FA

Band C

Rating F

Freehold

Floor Plans



Total area: approx. 176 sq. metres (1894 sq. feet)

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Viewings Strictly by Appointment



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