

**Barn 1  
Red Lion  
Llangadog  
Carmarthenshire.**

Price **Guide** **£75,000**



- Grade II Listed Barn
- Planning Permission for Residential Conversion
- In the Village of Llangadog
- Former Stables & Coach House
- Many Original Features

**General Description**

Grade II Listed Stone Barn with Planning Consent for Residential Conversion.

# Red Lion, Llangadog, Carmarthenshire.

## Property Description

This most attractive and historic building was formerly the stable and coach house to the Red Lion coaching inn and retain many attractive, original features including the oak beams.

Of faced stonework construction under slated roofs, the barns lie close to the centre of the village which besides a number of public houses, including the Red Lion, benefit from a small range of shops, primary school and a station on the heart of Wales railway line.

Llangadog stands close to the Black mountains in the Brecon Beacons national park an area popular to tourists for hill walking, bird watching and horse riding.

The cottage would make excellent holiday rentals.

The larger towns of Llandeilo and Llandovery both lie about 6 miles away.

Details of the proposal are shown on the plans provided and the measurements below are taken from these drawings.

## Cottage 1

### Ground Floor

**Bedroom (16' 7" x 9' 0") or (5.05m x 2.75m)**

**Bedroom (12' 4" x 9' 6") or (3.75m x 2.89m)**

**Bathroom (12' 4" x 6' 6") or (3.75m x 1.99m)**

**Lounge (16' 7" x 12' 2") or (5.05m x 3.70m)**

**Kitchen (17' 9" x 16' 10") or (5.40m x 5.13m)**

**First Floor Bedroom (14' 5" x 10' 11") or (4.40m x 3.34m)**

## Services

We understand mains electricity, water, drainage and gas are available for connection however we recommend all prospective purchasers ascertain the connection costs before purchase.

## EXTERNALLY

The cottage will have a small garden area and parking space.

## Agents Note

We understand the barn is Grade 11 listed. Planning consent (ref PL/00931) was granted by Carmarthenshire County Council on the 16/09/2021 and a copy can be viewed on the Council's web site.

## Broadband and Mobile phone

Broadband and mobile signal is deemed to be good in the area.

## Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel No: 01267 234567

## Viewing

By appointment with the Selling Agents.

## Tenure

Freehold

## Council Tax

Not Specified

## Directions

From Llandeilo take the A40 to Llandovery for approximately 6 miles and at the Square and Compass roundabout and take the third exit towards the village of Llangadog. Proceed into the village and the Red Lion Hotel will be found on the right. The barn will be found through the archway.

## Important notice

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