

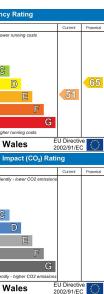


Bwlchgwynt Chapel and Vestry Whitland, SA34 0LX

- Two Detached Dwellings With Graveyard
- Countryside Setting
- Open Plan Living Design
- Off Road Parking
- Electric Heating
- Brilliant Investment Opportunity
- Character Features
- Stylish Decor
- Well Presented
- EPC Rating: D

Offers In The Region Of £450,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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The Agent that goes the Extra Mile



A rare opportunity to acquire not one but two unique character properties, offering both a stand out, historic home and a popular, successful holiday cottage. The beautifully converted Chapel and Vestry have been lovingly transformed into stylish homes, while retaining many original character features. The properties would be ideal for a multi-generational family or for those looking to take on a well-equipped holiday let with immediate income, from home. Situated in a lovely rural countryside setting, the property is also just a short drive away from Whitland and St Clears and Narberth, where further amenities are available along with rail links to central stations. Viewing is highly recommended!

Bwlchgynt Chapel:

Entering the property through a vestibule which offers a great place to store coats and boots after your lovely country walks, a large double-glazed door opens into an entrance area. Currently utilised as a study space, it also houses the stairwell leading to the mezzanine level. The ground floor has been designed with modern living in mind and boasts an impressive open plan living design, while retaining many features from the original Chapel including arch stain glass windows that flood the 20' vaulted ceiling space with natural light. The ground floor has oak hardwood flooring and underfloor heating.

The versatile space currently accommodates; a utility/storage room, a luxurious downstairs bathroom with a freestanding roll top bath tub and walk in waterfall shower, living/dining area and the contemporary, newly fitted, kitchen with a range of modern appliances including boiling water tap, and induction hobs. A log burner is located at the centre, creating a warm and welcoming atmosphere throughout. Newly installed South facing patio doors provide easy access to the garden and catch day long sun. The first floor mezzanine provides two double bedrooms and a w/c. Access to the large attic space is from the first bedroom.

Externally, a cast iron gate opens into the large entrance courtyard which also houses a wooden shed and wood store, with wrap-around path to the rear private garden, which provides a great space for outside seating and can also be accessed via a secondary cast iron gate from the private parking area, suitable for three vehicles. There is also a gate for private access to the graveyard at the rear also owned by the property. This is a beautifully peaceful space full of colour and wildlife.

Vestry:

The Vestry is currently run as a well-established holiday let, offering a great additional stream of income. With bookings already confirmed through to 2027, the Vestry will also be sold complete with all its contents and transfer of bookings, if required, for immediate income.

Featuring an upside-down style design, the property has been tastefully decorated throughout. The ground floor benefits from underfloor heating and accommodates: the double bedroom with gorgeous exposed stone walls. Double glass doors open into the impressive en-suite bathroom with roll top bath tub and rainfall shower. A staircase leads up to the first floor which is home to the open kitchen/living/diner, and can also be accessed externally via a side entrance to the main double-glazed door with keybox. This open plan space features exposed A-frame beams, stonework and a log burning stove. The shaker style kitchen has been thoughtfully designed and is fitted with a Belfast sink, solid wood worktops and a range of integrated appliances.

There is a dedicated parking space for the Vestry at the end of the building, where planning permission is currently in place for a workshop/garage, should the new owner choose to take advantage of this.

<https://vestrywestwales.co.uk>

Whitland is a charming town located approximately 15 miles west of Carmarthen, bordering the River Taf and the county of Pembrokeshire. The town benefits from excellent transport links, including a railway station with direct routes to London, the North, and regional destinations. Local amenities include two schools, a Post Office, shops, three pubs, a café, and a popular restaurant just outside the town. Whitland is also home to the Hywel Dda Interpretive Centre and is surrounded by scenic walking trails, including those leading to Whitland Abbey and along the historic Landsker Line.



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DIRECTIONS

From the St Clears Roundabout take to A477 towards the Red Roses bypass. Turn left into the village of Llanddowror, and then turn right onto Brandy Hill Road. Continue up lane passing over the bypass. Follow lane until reaching a right hand turn sign posted Ciffig Church. Follow the road around to the left and continue up lane. You will find the property on the left hand side. What/Three/Words://mindset.narrates.radically

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E'

VESTRY IS ON BUSINESS RATES- QUALIFIES FOR SMALL BUSINESS RELIEF

ref: ADD/ LLE/ JAN/ 26

TAKEONOK/LLE/14/01/26

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LOCATION AERIAL VIEW

