Trallwng, Babel, Llandovery, SA20 0RW

Offers in the region of £700,000

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CARDIGAN
BAY
PROPERTIES
EST 2021

Trallwng, Babel, SA20 0RW

Offers in the region of £700,000

- Character 3 bedroom stone barn conversion with around 8.42 acres in total
- Far-reaching valley and mountain views
- Open plan kitchen/living space
- Former garage converted into a Hobby/Playroom in 2006
- Close to Bannau Brycheiniog (formerly the Brecon Beacons) National Park
- Solar panels, Geothermal heating, Private water - off grid living potential
- Geothermal heating with underfloor heating to ground floor
- Detached workshop barn with mezzanine
- Near Llandovery (less than 10 mins drive away)
- Energy Rating: F

About The Property

Looking for a characterful country property with no onward chain, no close neighbours, a real flexibility, useful outbuildings, around 8.42 acres and striking far-reaching views towards Bannau Brycheiniog National Park? This well-presented stone barn conversion comes with a detached Hobby/Playroom barn, and a substantial garage/workshop barn with mezzanine, solar panels, geothermal heating and private bore hole water for almost off-grid living, and a setting that feels properly rural while still keeping Llandovery and the A40 within easy reach.

Set near the borders of the Bannau Brycheiniog National Park, this beautifully presented late 18th century stone barn conversion offers a very appealing mix of character, space and versatility. With around 8.42 acres, a detached Hobby/Playroom barn, a substantial garage/workshop barn, an electric car charging point and glorious views stretching across the surrounding countryside, this is the sort of property that feels particularly hard to replace. It has genuine lifestyle appeal, but it also has practical substance behind it.

The setting is a real part of the story here. Access is from a small country lane onto the property's own private track, which leads up through a gate and into the grounds. From the moment the barns come into view, the outlook starts to do the work. The position gives a strong sense of space, with open countryside, valley views and distant hills forming the backdrop, while Crychan and Halfway Forests are close by for riding, walking and cycling. Despite the rural feel, the A40 is only around 2 miles away, with Llandovery roughly 4 miles distant.

The main house, converted around 2003 and improved further over the years, has been arranged to make the most of its natural light and its setting. The front door is reached by steps from the patio and opens into a generous hallway with stairs to the first floor, storage below, a WC and a useful utility room.

Details continued:
The utility is fitted with a sink and cupboards, has space and plumbing for a washing machine, and also houses the MasterTherm boiler and the underfloor heating manifolds for the ground floor.

From the hall, steps lead down into the main living space, and this is arguably the standout room in the house. It is open plan, but still feels nicely zoned, with the kitchen at one end, space for dining in the middle and the lounge area beyond. The room is filled with natural light from doors on either side, and the surrounding views are a constant feature. The kitchen is fitted with matching wall and base units, a central island and a good range of built-in appliances including an eye-level oven and grill, microwave above, dishwasher and fridge freezer. There is ample worktop space, room for a proper dining table, and the whole space works well for everyday life as well as for family gatherings and entertaining.

The lounge area adds warmth and character, with exposed beams, a vaulted ceiling and a wood-burning stove set on a raised hearth. There is also useful built-in corner storage with space above for a television. A front door opens out to the patio, although the area around this doorway would benefit from some finishing off, while the rear doors open onto the rear patio and garden where the views really come into their own.

Back from the hall, steps rise to a library/study with built-in shelving and storage, making it a very useful extra space for home working, reading or hobbies. A further short flight of steps leads to a corridor which gives access to two double bedrooms and the family bathroom. One of the bedrooms is currently used as a hobby room and has a door out to the side of the property, which adds flexibility. The family bathroom is well sized and fitted with a bath, separate shower, wash hand basin and WC. There is also a door from the corridor to the rear outside space.

On the first floor, the principal bedroom occupies a very good-sized area with useful built-in wardrobes and a bathroom close by fitted with bath, shower, wash hand basin and WC. The layout works well, giving the main bedroom a degree of separation from the other bedrooms without making the house feel disjointed.

Detached Garage/Workshop
Opposite the main house is the detached garage/workshop barn, and this is one of the features that makes the property stand out from many other country homes. It is currently arranged as a main workshop with double doors to the side, two smaller workshop or storage areas, adjoining store rooms and an upper mezzanine floor. With power, lighting and water connected, it already has plenty of practical use, whether for storage, projects, equipment or hobby use. It also offers clear potential for conversion to holiday letting accommodation, subject to the necessary planning permissions, which in my view makes it particularly interesting from both a lifestyle and income point of view.

Hobby/Playroom Barn
Further up the drive is another detached stone barn, converted as a Hobby/Playroom. This building includes an entrance hall housing the solar power inverter and battery storage, a studio room with wood-burning stove, double doors opening to the rear patio, and a shower room. It works well as an overflow from the main house, for use as a hobby room/play room, a home office or studio space. Having this second converted building already in place is a real advantage but please note, this building can only be used as a Hobby/Playroom.

Externally:
The grounds are another strong point. In all, the property extends to around 8.42 acres and offers a varied mix of gardens, pasture and more natural areas. Around the house there are patio and garden spaces, a greenhouse and raised beds which now need a little attention but clearly show the potential for productive growing. There is also a sheltered woodland area, a small pond behind the main house, and a further wooded section above the annexe barn, all of which add variety and interest to the land.

Beyond the gardens, a gate at the top of the drive opens into the pasture where there is a useful wooden barn, with the rear wall still needing completion, providing helpful space for livestock or general agricultural use. Behind this sits a small orchard area, with the field extending beyond. At the top of the field is a row of solar panels and, perhaps best of all, the most striking outlook across the valley and mountains beyond. It is very much the sort of view that rewards a walk up the land.

Although this home sits well away from Cardigan Bay and West Wales, the same appeal of open landscapes, independent living and adaptable space is very much present here too, just in a different part of Wales. For anyone searching for a character property with acreage, useful outbuildings and scope for multi-generational living, guest accommodation or possible holiday let income, this is a very strong option.

Viewing is the best way to appreciate the setting, the flexibility of the barns and the scale of the views on offer.

INFORMATION ABOUT THE AREA:
Babel is a small, rural hamlet near) the Bannau Brycheiniog National Park, known for its open countryside, forestry and excellent access to outdoor pursuits. Despite its peaceful setting, it remains well connected, with Llandovery just a short drive away (around 10 minutes), offering a good range of everyday amenities, independent shops and a railway station on the Heart of Wales line. The A40 is easily accessible from the area, providing a direct route east towards Brecon and west towards Llandeilo and Carmarthen. From Carmarthen, the A48 links onto the M4, giving onward connections to Swansea, Cardiff and beyond, making the location feel rural without being isolated.

Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Entrance Hall
16'6" x 10'7"

WC
4'7" x 4'5"

Utility
9'3" x 4'5" plus 1'11" x 5'9"

Open Plan Kitchen/Diner/Lounge

Kitchen/Dining area
14370'0" x 13'0"

Lounge area
15'11" x 19'9" max

Library
9'7" x 15'2"

Corridor
17'3" x 3'7"

Bedroom 1

Bathroom
8'8" x 10'3"

Bedroom 2
9'6" x 14'0"

Landing
7'11" x 15'7" max

Bedroom 3
15'11" x 14'2"

Bathroom
6'2" x 10'8"

Workshop room 1
8'1" x 10'10"

Workshop room 2
8'1" x 10'10"

Workshop room 3
16'7" x 16'9"

Mezzanine
15'10" x 11'2"

Hobby/Playroom Porch
8'9" x 3'5"

Hobby/Playroom living space
19'0" x 12'2"

Hobby/Playroom Shower room
9'10" x 3'2"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: G - Carmarthenshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains & Solar Electricity
WATER SUPPLY: Private water via bore hole with filters.
HEATING: "MasterTherm" boiler servicing the hot water and central heating (underfloor heating on ground floor) Wood burning stove in the lounge
BROADBAND: Not currently Connected but available in area - TYPE - Ultrafast & Standard available in area with speeds up to 1800 Mbps Download, up to 220 Mbps upload *** FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home/ Signal Available , please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that there is a public footpath running across the top of the field and comes down in front of the property onto its drive - please see map plan on the images.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of. The Hobby Room has planning on it meaning it can only be used as a hobby room.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only - There is a public footpath running through the top of the field and down the drive of this property out onto the road - the map is on the images of this property. There is some finishing off to do around the large doors in the lounge.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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DIRECTIONS:

What3Words to the start of the drive: ///pretty.impulse.sometimes What3Words to the property: ///touchy.vineyard.daunted From Llandovery head out on the A40 towards Sennybridge for about 2.4 miles. Turn left for Babel, and take the next left. Travel for about 2.5 miles and as you go past the village sign post for Babel you will see a track on the left hand side (before you reach the house with the telephone box outside). Take this track all the way up to the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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