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THE AGENT WITH THE LONDON CONNECTION

Lower Hill Login, Login, Whitland, Carmarthenshire, SA34 0XD

- **Detached Character Cottage**
- **Established Luxury Holiday Cabin**
- **Variety of Additional Outbuildings Offering Further Potential (STPC)**
- **Pretty Stream & Regenerated Woodland**
- **Gas Central Heating, Wood Burning Stove**
- **Creative Lifestyle Rural Holding**
- **Professional Recording Studio & Creative Spaces**
- **Approx. 8 Acres Low-Intervention Rewilded Land**
- **Featured in Numerous Editorial & Publications**
- **EPC Rating: G (Potential for A)**

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.

Asking Price £645,000

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MAYFAIR OFFICE GROUP

Remarkable Opportunity Not to be Missed !

Enjoying an elevated position overlooking a picturesque valley above the River Wenallt, on the edge of the rural Carmarthenshire hamlet of Login, this thoughtfully created lifestyle holding extends to approximately 8 acres of re-wilded land and regenerating woodland. Offering a harmonious blend of rural, self-sufficient and environmentally conscious living, the property is complemented by several established passive income streams, with further potential for growth — providing a rare opportunity to embrace a more balanced and sustainable way of life, with the freedom and potential to live independently, even entirely off-grid, surrounded by nature.

At its heart is a sympathetically restored Georgian cottage, using traditional, sustainable building methods throughout. The house is complemented by an exceptionally crafted larch & douglas fir timber cabin which is currently run as a unique and established boutique retreat featured by The Times in 2024 as one the best places to stay in Pembrokeshire. Further benefitting from a professional music recording studio comprising a control room, live room and dedicated dark room, alongside additional creative spaces and a range of traditional stone and farm outbuildings with conversion potential (STPC).

This property represents a change of pace and a true lifestyle choice. Particularly well suited to artists, musicians, photographers or anyone seeking an inspiring live/work environment, it provides a setting where you can wake to birdsong, wander through regenerating woodland, spend the morning in a creative workspace, welcome guests to an established retreat, and still have the afternoon free to enjoy the enchanting natural surroundings. A vast network of walks leads directly from the property in all directions, with some continuing for miles without meeting a road, while the surrounding forest valley forms part of an ancient woodland landscape, once temperate rainforest.

The Cottage

The cottage comprises an open-plan living space incorporating a kitchen, dining and breakfast area, and a comfortable living area centred around a welcoming Jøtul wood-burning stove set on a slate hearth with a stone surround—creating a cosy focal point during the winter months. The kitchen benefits from wooden bespoke made cabinets, topped with a smooth cast concrete worktop, a gas range in the centre and a classic Belfast ceramic sink.

To the rear of the cottage is a practical utility room with a vaulted ceiling and bespoke fitted wooden storage cupboards. To one side is a shower room with WC, while to the other, an enclosed porch/boot room provides access to the outside via an external door. Above, a charming mezzanine level—accessed via a ladder—creates a cosy reading nook.

Upstairs is the family bathroom with a reclaimed cast iron bath, tongue and groove wall and freestanding basin. There is a generous double bedroom with vaulted A-Frame ceiling, exposed stone feature wall and two six pane sash windows overlooking the grounds and the valley beyond. Currently arranged as a comfortable one-bedroom home with a first-floor bathroom, the accommodation offers excellent flexibility, with scope to reconfigure the upper floor to create a well proportioned two-bedroom home if desired. Alternatively, there is potential to extend the existing accommodation to the side or rear of the property, subject to obtaining the necessary planning consents.

Internally the cottage has been lime plastered internally and externally and insulated using "SuperFOIL" roof insulation. Heating is provided by a three-year-old LPG central heating system, with reclaimed cast iron column radiators throughout the house and the boiler additionally servicing the recording studio via underground pipework.

The house sits within approximately one acre of gardens and grounds, surrounded by wildflower banks, long grasses and mature planting. It enjoys a sunny south-facing aspect and benefits from sunshine throughout the year. Tucked away in a wonderfully secluded setting with no near neighbours, the property offers an exceptional sense of peace and privacy.

Bespoke Timber Cabin (Holiday Retreat)

A beautifully crafted timber cabin offers excellent flexibility, either as luxury holiday accommodation or additional residential space (subject to any necessary consents). Briefly comprising of a double bedroom, bathroom, open plan living space, mezzanine sleeping area and veranda seating area, situated in its own secluded location a short distance from the main cottage.

The cabin is a successful holiday let, achieving over 80% occupancy. Operating under the name “Y Caban”, it provides a regular passive income while requiring minimal time to manage thanks to its thoughtful design and efficient layout. Although the owners have intentionally chosen not to expand the holiday business in order to preserve the tranquillity of the site, there is considerable potential for a future owner to develop this income stream further.

Constructed only four years ago by a respected local cabin builder, it was built using locally sourced larch and Douglas fir alongside reclaimed timbers salvaged from historic Welsh farmhouses. It has been built to an exceptionally high standard and is designed to last for many decades.

Recording Studio & Creative Spaces

A well-equipped professional music recording studio occupies one of the outbuildings and benefits from planning consent as ancillary accommodation to the house. Designed and engineered by a marine engineer with specialist expertise in acoustics, the studio was constructed as a true "room within a room", creating exceptional sound isolation. It comprises, Control room, Live room, dedicated vocal

booth, Storage rooms support by a commercial HVAC ventilation and climate-control system.

The acoustic isolation is so effective that recording sessions can take place without disturbing guests staying in the holiday cabin!

Within the same building, accessed independently, is a generous dry storage and artist workspace, together with a dedicated darkroom. A sheltered veranda overlooks the surrounding landscape, creating a peaceful space to work or relax.

Traditional Stone Building & Additional Outbuildings

A charming traditional Pembrokeshire stone sheep shelter to the left of the cottage provides excellent dry storage and workshop space and has been recently re-roofed. A Dutch barn, together with several adjoining lean-to buildings, all with recently renewed roofs, provide extensive covered storage and excellent flexibility for machinery, workshops, studios or agricultural use – each building presenting exciting potential for future conversion, subject to the necessary permissions.

The Land

The house and buildings occupy around one acre, while approximately seven acres lie below the holding, divided into four gently sloping fields. The land has been intentionally managed as a low-intervention rewilding project and is now entering the initial stages of natural woodland regeneration. Carefully maintained paths meander through the landscape, opening into glades and tranquil clearings, while a beautiful stream flows year-round through all four fields.

The result is an extraordinarily peaceful and biodiverse landscape rich in birds, wildflowers and native wildlife.

For purchasers wishing to return the land to grazing, all four fields enjoy roadside access and could be restored to productive pasture relatively easily. Equally, the existing rewilding offers a rare opportunity to continue developing an established nature recovery project.

What the Owners Say

“The entire holding has been thoughtfully designed around the principles of simplicity, sustainability and low-maintenance living. As two artists, we have been able to enjoy an exceptional quality of life here. The combination of the holiday let, studio and ancillary creative spaces has provided a reliable passive income while allowing us the freedom to spend our time making work, enjoying the land and living at a slower pace.

The property would equally suit creatives, those seeking multi-generational living, buyers looking for income-generating opportunities, or anyone wanting an exceptional rural lifestyle with flexibility to adapt the buildings to their own vision.”

Additional Potential

Beyond its current uses, the property offers considerable scope for future development, subject to any necessary planning consents. The collection of traditional and modern outbuildings provides flexibility for workshops, artist residencies, further accommodation or other business opportunities.

The setting itself is remarkable. The site has featured in publications celebrating rural and rustic living and is also represented by a location agency, creating opportunities for photography, television and film shoots.

Overall, this is a beautifully restored Georgian lifestyle holding combining exceptional accommodation, established income streams, outstanding creative facilities and an inspiring rewilded landscape in one of Carmarthenshire's most beautiful settings – this is a remarkable opportunity that should not be missed!

DIRECTIONS

The property is easily accessible from the East via the M4 Corridor via Carmarthen or Haverfordwest, within reach of Narberth, and also from the north via the A487 Coast Road from North Wales via Popular Market town Cardigan. Upon reaching the village of Login, proceed up the hill signposted for Efailwen and take the first left onto a lane. Continue along this lane for approximately 0.3 miles, where the property will be found on the right-hand side. Login is 15 mins drive from Whitland which is fortunate to have its own railway station right in the town, with direct links to London, and the north, as well as local services. Whitland has 2 thriving schools, Post Office, shops, businesses, 3 pubs, cafe, and a restaurant just outside the town. Whitland also has the well known Hywel Dda interpretive centre, and just outside the town is Whitland Abbey, which can be seen by using the many footpaths that surround Whitland, especially the famous Landsker line. For precise navigation, we recommend using the What3Words reference: ///thud.storyline.copiers

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 'D' Carmarthenshire
DRAINAGE: Please note that this property is on private drainage. Connected to Mains Water.

ref: LW/LW/07/26/OK_LW

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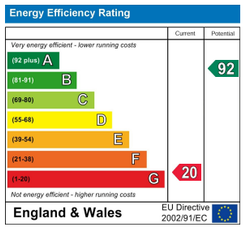
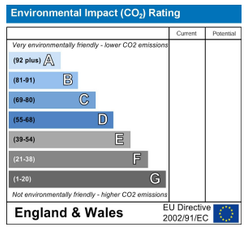
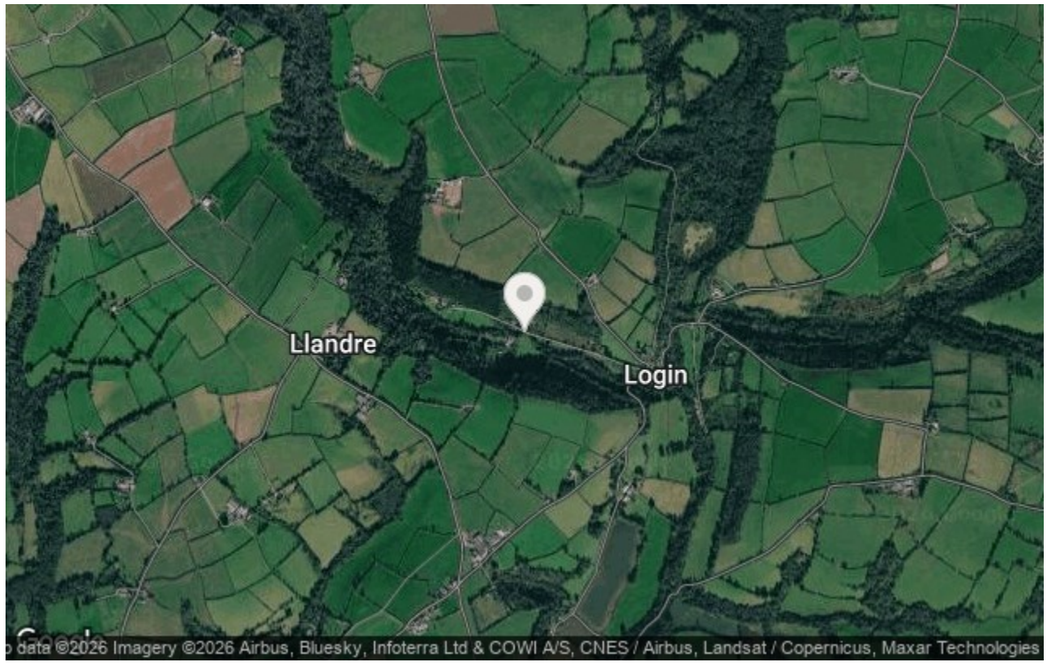
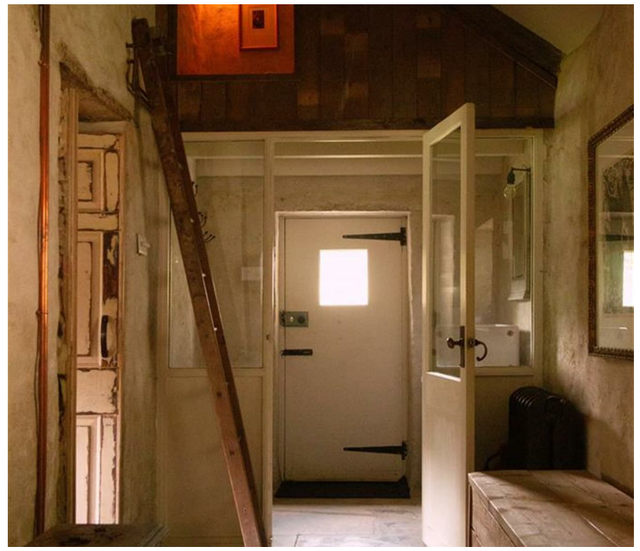
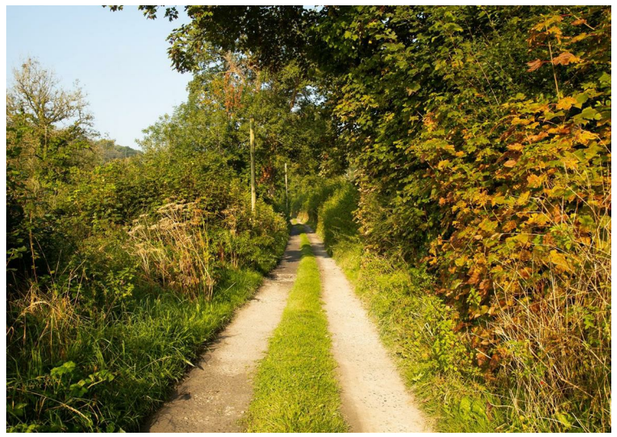
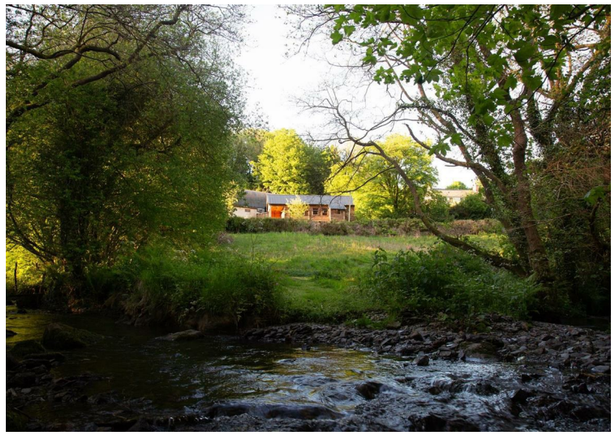
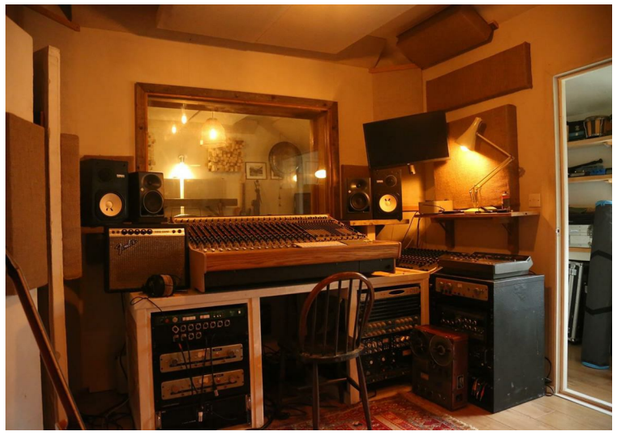
https://www.facebook.com/westwalesproperties/





LOCATION