



- Charming Detached Period Two Bedroom Cottage
- Magnificent Detached Traditional Stone Barn with PP for a Holiday Let and Conversion Potential
- Additional Outbuildings ● Gardens with Frontage To A Small Stream
- Quality Pasture Paddocks ● Approx. 16 Acres In All
- Stunning Location with Direct Access onto The Black Mountain

GENERAL AND SITUATION

Approximate Distances:
Llangadog 6 miles • Llandeilo 7 miles • Ammanford 7 miles
Pont Abraham / M4 motorway 12 miles

A charming detached two bedroom period cottage set in approx. 16 acres with a magnificent traditional stone barn, pp for a holiday let, further outbuildings and quality pasture paddocks in a stunning setting on the fringe of The Black Mountain within the Brecon Beacons National Park.

The house is believed to date back to 1831 but historically there is likely to have been a dwelling on the site since the 1500's. The pastureland has until recently been used for grazing sheep and the property comes with grazing rights on The Black Mountain.

Planning permission was granted in 2020 ref 20/18991/FUL, to convert part of the main traditional barn into a holiday let and there is scope to further develop this barn subject to any further necessary permissions.

The village of Llangadog has a useful range of local amenities including a village shop, butcher, three pubs, garden centre and newly rebuilt village school. There are wider ranges of shops and amenities nearby in Llandeilo and Ammanford.

THE RESIDENCE

A characterful country cottage with oil fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a side door leading into a **Utility Room** with plumbing for washing machine and a tiled floor.

The adjacent **Kitchen / Diner** has a range of built-in base and eye level units with worksurfaces incorporating 1½ bowl stainless steel sink, Range cooker with stainless steel extractor hood and a tiled floor.

There is an **Inner Hall** with an external door and access through to a ground floor **Bathroom** with a panelled bath, WC, wash hand basin, cubicle with electric shower, tiled floor, part tiled walls and linen cupboard.

The cosy **Sitting Room** has a feature inglenook fireplace with a bressumer beam, exposed beams and built-in storage.

There are **Two Bedrooms** on the first floor, each with front windows.





OUTSIDE, OUTBUILDINGS & LAND

The property occupies a stunning location right on the fringe of The Black Mountain. It is adjacent to a very minor country lane and has a delightful garden with a strip of deciduous woodland and a natural stream.

The **Main Traditional Stone Barn** is approx. 75' x 20' (about 22.9m x 6.1m) overall with light, power and water supplies. It is sub divided into several sections. The **Main Section** c. 51' x 16' (about 15.2m x 4.9m) has a range of built-in stock pens, loose boxes and storage. Part lofted. **Two Further Sections** c. 16' x 12' and 16' x 8' (about 4.9m x 3.6m and 4.9m x 2.4m).



External steps lead up to the first floor which has been part-converted into a **Holiday Let** with **Two Rooms** c. 16'4 x 8' and 16'6 x 12'10 (about 4.9m x 3.6m and 5m x 3.9m) with some pine panelled walls and stained-glass windows. The **Larger Room** has been partitioned off to provide an **En Suite Shower Room** although this is currently unfitted.

Stone Outbuilding with a GI roof, light and power supplies, providing **Two Rooms** c. 13'2 x 10'5 and 4'8 x 10'5 (about 4m x 3.1m x 1.4m x 3.1m).

At the lower end of the yard there is an **Open Sided Pole Barn** c. 30' x 20' (about 9.2m x 6.1m) steel portal frame with GI cladding and a **Greenhouse**.



The **Land** lies on the opposite side of the lane and is divided into several paddocks, the majority of which have double stock fences. There is a strip of **Woodland** and a **Natural Stream** along the lower boundary.

IN ALL APPROX. 16 ACRES
(About 6.5 Hectares)

SMALLHOLDINGS
FOR SALE
WALES

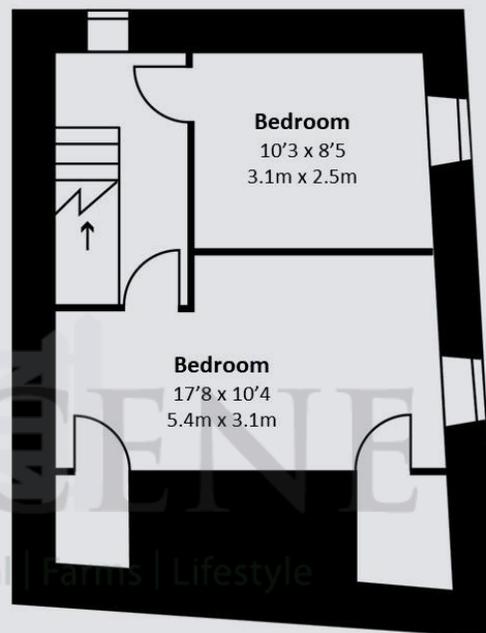
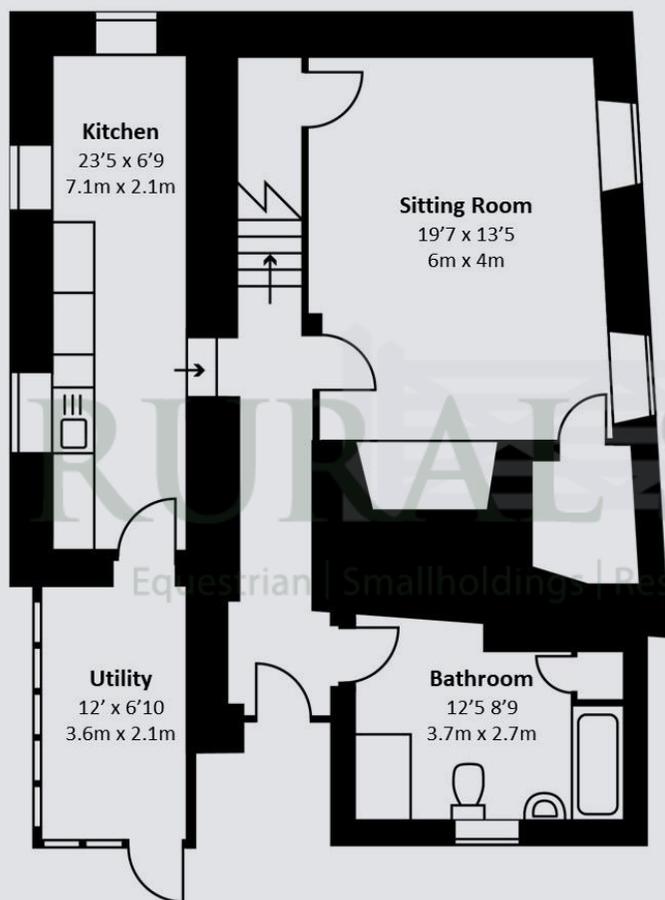
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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
Tel: 01267 234567

BRECON BECONS NATIONAL PARK AUTHORITY /
BANNAU BRYCHEINIOG
Tel: 01874 624437

SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE, OIL
FIRED CENTRAL HEATING, TELEPHONE and BROADBAND
(connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX E

DIRECTIONS

From Gwynfe head south west for 1½ miles, bear left at the fork
and Cwmllywd will be found after 200 yards on the left hand
side.

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