

BLAEN NANT GWYN & BRECHFA FOREST BARNES



BLAEN NANT GWYN

Available only for the second time since the early 1970s Blaen Nant Gwyn, incorporating Brechfa Forest Barns, is a very special property sited on an acre plot comprising a detached, traditional Welsh long house and converted barns situated on Llanllwni Mountain. At 1000ft the property offers uninterrupted views over the stunning Carmarthenshire countryside. The property is thought to be 250 plus years old and has some important historical significance with a dwelling on this very plot mentioned in the Dooms Day Book.

The current owners took the property on in 2009, having been featured on BBC1's "Escape to the Country", and have made major improvements to create a beautiful property and a very popular holiday cottage business - so much so they were invited to appear in BBC1's "I Escaped to the Country" in 2017 to showcase their success. Jules Hudson remains an enthusiastic advocate having brought his own family on holiday to enjoy this slice of Welsh paradise.



Blaen Nant Gwyn has been transformed into a wonderful home and, with a full renovation in 2017, the current owners have successfully married the best of traditional with modern to make the very most of this unique property whilst maintaining its heritage. This stone Welsh long house comprises three bedrooms, two of which are ensuite. The master ensuite includes a large shower, roll-top bath and a walk-in wardrobe.



The guest ensuite has a walk-in shower, sink and toilet.



There is an additional bedroom/office downstairs.



From the hallway is an additional bathroom with shower, sink, toilet and laundry area.



The kitchen is tastefully presented with a hand built shaker style kitchen.



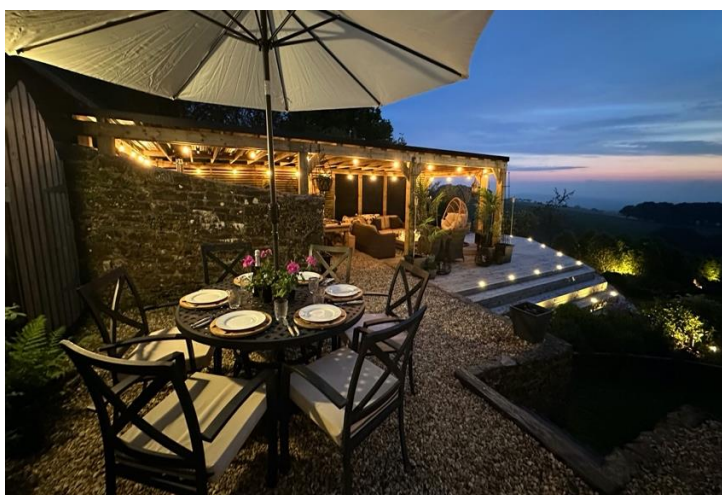
The renovation included opening up the lounge to make an impressive galleried landing with attractive spiral staircase making for a pleasing open, light and airy feel.



The true gem of this property is the addition of a large conservatory adjoining the lounge and kitchen, flooding natural light and taking in the large, well-stocked garden whilst showcasing the scenery beyond. The conservatory is currently laid out as an additional lounge area and dining space. There is a wonderful feel of bringing the inside and outside together and being at one with nature of which there is an abundance.



The conservatory leads out onto an area with outside dining table.



Beyond is an outdoor kitchen/diner/lounge on a large decking protected by a roofed pergola. The outside kitchen comes complete with large Kamado cooker, pizza oven plus dual fuel BBQ. The hand built dining table seats six and the lounge houses comfortable garden furniture, a gas fire table and wood stove. The views from here are truly spectacular making this a very special space.



The owners have installed a covered seven seater hot tub in a position to enjoy the scenery.



In a spot that seems made for it, under the trees at the bottom of the garden, is a fantastic hobbit house style BBQ Hut that can easily seat up to ten guests. This area is enclosed by picket fencing and also has its own outside seating and dining table/chairs.



There is a large gravelled, fenced yard for the private parking of several cars including a two-car car port and a lovely oak framed porch covering the entrance to the property.



CCTV has been installed and Starlink ensures excellent wifi for all of the properties on site.

Purchase of this home and business comes complete with social media pages, website, online booking system and database to enable the new owners to easily take over from the beginning.

The holiday cottages come complete with all furniture and linen associated with continuing this prosperous business. Furniture in the main house and outside spaces is available as an optional extra by negotiation.



THE COTTAGES



BAY TREE BARN

Bay Tree Barn is one half of a semi-detached barn conversion and, in 2010, was the first of the three holiday lets to be completed.

Single storey this light and airy cottage oozes rural country charm and has some lovely touches to make you feel right at home. With its stunning views and open plan living this rustic barn conversion is always a popular choice for guests.

Bay Tree Barn comprises two bedrooms, each with king size bed (or twins), an open plan lounge/kitchen/diner, bathroom with walk-in shower cubicle, electric shower, sink and toilet. The cottage has FreeSat TV and a DVD player.

The kitchen area has an under-counter fridge / electric cooker and gas hob, under-counter freezer and microwave.

There is full central heating and a cosy wood burning stove.

There is a separate, fully enclosed patio and garden with 5ft deer fencing together with garden furniture.



THE HAY BARN

The Hay Barn is the other half of the semi-detached barn conversion completed in 2011. Two storey this is a wonderful, cosy cottage with lovely décor exuding warmth and cosiness.

Sharing the same spectacular views this cottage has its own pathway, entrance and separate, fully enclosed garden with 5ft deer fencing and garden furniture.

The Hay Barn has two upstairs bedrooms, each with king size bed (or twins), an open plan lounge/kitchen/diner, large downstairs bathroom with bath and electric shower, sink and toilet. The cottage has FreeSat TV and a DVD player.

The kitchen area has an under-counter fridge / electric cooker and gas hob, under-counter freezer and microwave together with a dishwasher.

There is full central heating and an attractive Provence gas stove.



THE OLD BIKE SHED

The Old Bike Shed is bijou but beautiful. This holiday let conversion was completed in 2014 and is a self-contained annex to Blaen Nant Gwyn. This delightful, quirky mini-cottage with a vintage styled interior is a picture-perfect bolthole enjoying the same majestic views as the other properties on site.

This space is a cosy split-level open-plan studio with mezzanine bedroom accessed via a ladder. Downstairs is the lounge/diner/kitchenette with double patio doors leading onto a small, private, totally enclosed gravelled patio with garden furniture. The lounge area includes a sofa bed which converts into a small double.

The cottage has FreeSat TV and a DVD player. There is a small shower room with electric shower, sink and toilet. The well-equipped kitchenette has a fridge with ice-box, electric cooker/hob and microwave. There is full central heating plus a pretty Provence gas fire.

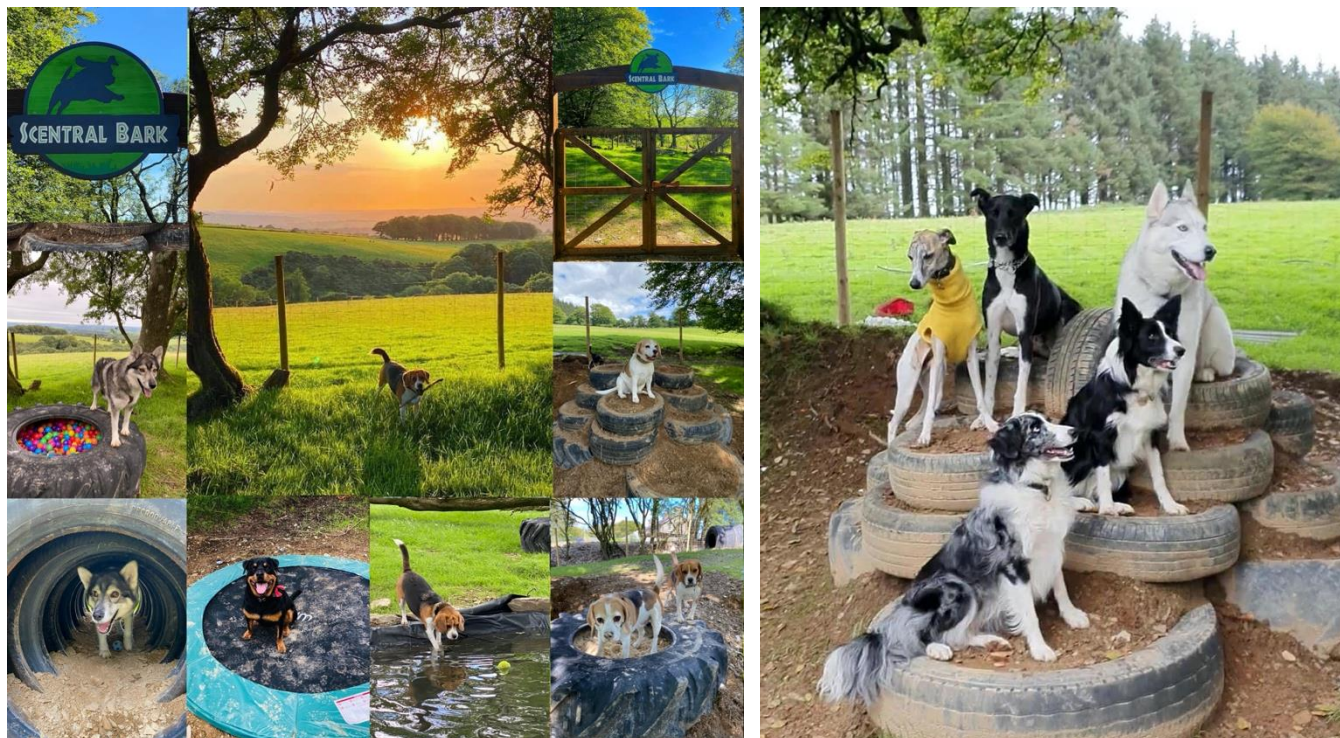
As this was originally part of the main house it could easily be converted back.



There is ample parking outside the cottages and this area also houses a large detached building, completed in 2014, half of which is a double-garage (currently used as a bike maintenance and storage area) including a utility room with washing machine, tumble drier and additional freezer for guests to use. The other half has been partially converted into a “home pub” with wood burning stove and is currently used as storage. This building could be considered for additional accommodation with the appropriate planning consent.



Brechfa Forest Barns has been running successfully for over 14 years marketed as totally dog friendly holiday accommodation. Lock-down provided time to create a project that has proved an important asset to the business. **“Scentral Bark”** is a dog park with 6ft deer fencing providing a fantastic safe space for our guests’ dogs to run free and enjoy the many fun activities included within it – splash pond, slide, swing, trampoline, ball pit and sand pit to name a few.



THE AREA

The property is situated on the edge of Brechfa Forest which has a rich and varied history. It was originally part of an ancient forest that covered much of Wales and provided a habitat for wildlife.

During the medieval period it was used for timber and as a royal hunting ground. By the 19th Century much of the woodland was used for grazing and small-scale farming leading to a significant reduction in forested areas.

By the 20th Century The Forestry Commission began replanting in Brechfa Forest and it became part of a broader effort to create timber reserves and support the local economy. During World War II timber from Brechfa was used for the war effort.

Today Brechfa Forest covers 6500 hectares and is managed by Natural Resources Wales. It is a popular destination for outdoor activities including mountain biking, hiking and wildlife watching. The forest is divided into several sections, each offering different trails and facilities. Brechfa Forest has a strong cultural presence in Wales and is associated with various myths and legends, including stories of outlaws and ancient battles. The forest also hosts events and activities that celebrate Welsh heritage and national history.

For the current owners and their guests Brechfa Forest is simply a wonderful, peaceful place to enjoy walking, cycling and wildlife. The nearest entrance to the forest is just at the top of the entrance track.



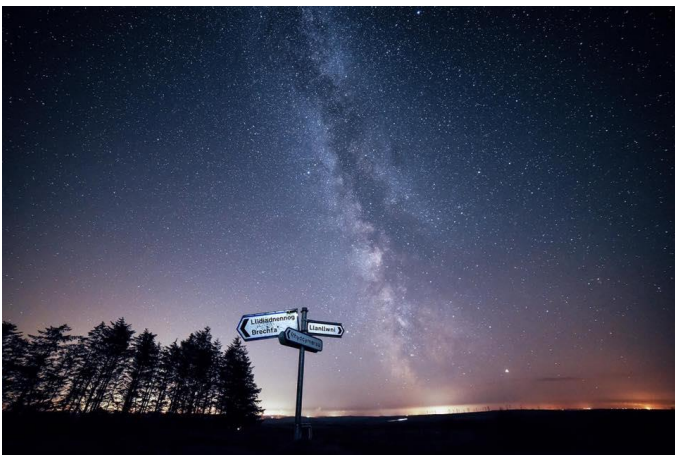
THE POSITION

The property offers superb views in very peaceful surroundings with stunning forest walks on the doorstep and fabulous beaches on two different coastlines a short drive away. It is perfectly placed to enjoy the three counties of Carmarthenshire, Ceredigion and Pembrokeshire with so many places for guests to visit.



See our Digital Guidebook: <https://guide.touchstay.com/guest/bZ3Fdn4NGYaq3/>

The area is a Dark Skies site with incredible night skies and sunsets. Wildlife is all around with red kites, buzzards, owls and cuckoos in Spring.



Secluded but not isolated it is just 1.8 miles from the main A485 running between Carmarthen and Lampeter. The nearest villages are a short drive away. Llanllwni, Pencader and Brechfa together offer amenities, petrol stations, pubs etc. Slightly further afield are the attractive market towns of Llandeilo and Newcastle Emlyn.

The nearest town is Carmarthen approx twelve miles away. Thought to be the oldest town in Wales it is now home to an attractive centre with all the shops, supermarket and facilities you would expect.

THE BUSINESS



Award winning Brechfa Forest Barns has enjoyed considerable press coverage over the years and has had articles featured in many major newspapers and publications as well as TV coverage on BBCs "Escape to the Country".



The current owners market the business themselves through their website and social media platforms ensuring 100% direct bookings. They have over 30,000 followers on Facebook and Instagram and have amassed over 1200 five star reviews.

Facebook: <https://www.facebook.com/brechfaforestbarns>

Instagram: <http://www.instagram.com/brechfaforestbarns>

TripAdvisor Reviews: <https://bit.ly/OURTRIPADVISORREVIEWS>

Escape to the Country: <https://www.youtube.com/watch?v=UzdIVNzB76c>

The cottages currently open all year round. 2023 capacity was 91% with a turnover of approximately £150k. 2024 bookings are very healthy and 2025 bookings are already coming in.

An optional marketing package is available should the new owners wish to take advantage of this. Whilst manageable, the current husband and wife owners choose the help of an extremely efficient and reliable, self-employed housekeeping couple who come very highly recommended.



OPPORTUNITIES

Business Wales, Carmarthenshire County Council and Discover Carmarthenshire have been very supportive to date and continue to provide support in the form of marketing, loans and generous business development grants should the new owners wish to improve/grow the business. Further information is available on request.

For ten years the current owners offered home-made meals to guests in the cottages. This could be reintroduced if it is of interest. Currently the owners offer Cook frozen meals and private hire of the BBQ Hut which brings in additional income.

IN SUMMARY

The current owners have realised their dream of creating a stunning home and successful business in truly magical surroundings. They have enjoyed fifteen years developing this very special place and are now ready to pass on their achievements and move onto their next dream of creating something similar abroad.

They will particularly miss the views and peace, the birds and wildlife, the stars and sunsets and the very special people they have met on their journey.

RENOVATION THROUGH THE YEARS

A photo movie is available on request.