

# Blaen Nant Melyn

RHANDIRMWYN | LLANDOVERY | CARMARTHENSHIRE



**FINEST**  
PROPERTIES



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A wonderful traditional Welsh cottage nestled in  
secluded and spectacular Towy Valley countryside

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Rhandirmwyn 5.2 miles | Cilycwm 7.6 miles | Llandovery 11.4 miles | Brecon 32.7 miles  
Swansea City Centre 43.6 miles | Cardiff City Centre 68.2 miles









## Accommodation in Brief

Entrance Hall/Dining Room | Parlour | Kitchen | Sitting Room  
Principal Bedroom & En-suite Bathroom | Further Two Bedrooms  
En-suite Shower Room

Cart Store | Outbuilding | Covered Store | Front Walled Garden  
Rear Garden | Raised Deck | Around 0.2 Acres in All







## The Property

Blaen Nant Melyn is perfect for those seeking peace and quiet, tucked away in a truly private and secluded setting. Standing outside allows you to truly appreciate the phrase 'deafening silence' as the magnificent unspoiled countryside stretches away in all directions.

The property first appears in written records in 1785, but is believed to date from much earlier than this as it is understood Blaen Nant Melyn Farm was part of the Cawdor Estate, with a rich history covering over 700 years. The traditional stone and slate farmhouse and original two storey barn have been sympathetically restored and renovated from derelict by the current owners and the property retains many features including the wattle and daub chimney breast and the slate counter tops in the kitchen area.

Settled against the hillside to the rear, the property is accessed from the front via an idyllic and picturesque entrance with flowers around the door. This leads into a wonderfully traditional entrance hall with exposed beams, wood panelled walls and original stone floor, currently used as a spacious dining room, with a snug parlour opening off it. There is an open fire in the parlour and the original open fire with Coalbrookdale roasting oven remains in the dining room; the current owners have installed a Villager multi fuel stove over the grate.

The rustic farmhouse kitchen, installed in August 2022, delightfully blends traditional character features with modern conveniences

such as an induction hob to complement a multi fuel Rayburn for cooking facilities and water heating. The original stone and tile floor contrasts with cool and contemporary units that deliver style and durability, with features including sleek handleless doors and soft close hinges for a touch of luxury.

A cosy, homely sitting room opens off the other end of the kitchen, with a multi fuel stove, beams, exposed stone walls and wooden floor. New solid wood flooring of English Oak and Redwood has been installed in the bedrooms, sitting room and parlour.

Wooden stairs from the sitting room rise up to a landing off which run the principal bedroom and the bathroom. This generously proportioned bedroom is full of light and character with exposed eaves, stone walls and wood panelling, and a door leads out onto a raised decked area, ideal for enjoying a morning coffee. The main bathroom suite is handcrafted by Imperial Bathrooms and features sink, WC, plus an incredible stand-alone Ritz slipper bath positioned under a skylight for enjoying the stars during a soak. Again, the exposed stone walls, beams and wood floor create a wonderfully characterful and unique room.

A second flight of stairs in the entrance hall/dining room leads up to a second double bedroom with the third bedroom, which could also make a perfect dressing room or home office, running off it and following through into an en-suite shower room.





## Externally

On leaving the road, the track to the property passes through an ancient oak wood, which provides fuel for the fires and bluebells in season. From the woodland, the track emerges onto hill land, giving spectacular far-reaching views up and down the valley and across to the stone circles on the hillside opposite, the Brecon Beacons and Black Mountains in the distance. A raised decked terrace to the side of Blaen Nant Melyn makes the most of these amazing views.

An enclosed garden to the rear of the house creates a defined private area. A walled garden to the front of the house offers a lovely country cottage welcome. A wooden outbuilding and covered store are positioned to the rear of the house and the integral cart store provides additional storage and another charming traditional feature retained from the original barn. There is a useful external electricity supply, and the cart store benefits from lighting and plumbing for a washing machine. The property extends in all to around 0.2 acres.

## Agents Note

The use of a 4x4 vehicle is recommended to access this property, especially during winter months.







## Local Information

The upper Towy Valley is considered by some to be the most beautiful valley in Wales, where the three mountain ranges of the Cambrians, the Brecon Beacons and the Black Mountains meet. The valley has an abundance of ancient oaks, native flowers, rivers and wildlife, boasting a host of colours throughout the seasons. Roe deer wander past the house and birds such as swallows, skylarks, red kites and peregrines sweep through the skies. A breeding pair of hen harriers are often spotted, whilst red squirrels and pine martens have been introduced into the Continuous Cover Forestry.

The famous salmon fishing River Towy and River Cothi start in the area and border the land around the house. From the back gate there is access to the surrounding 600 acres of hillside for walking, photography and nature watching. The property sits on a SSSI (Site of Special Scientific Interest) and in a Dark Skies area, and the Northern lights have been seen from the property.

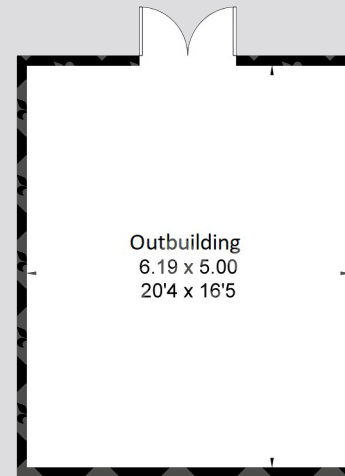
Rhandirmwyn, the closest village to Blaen Nant Melyn, lies just outside the stunning Brecon Beacons National Park and is made up of picturesque traditional Welsh dwellings, two churches and two public houses, The Royal Oak Inn and the Towy Bridge Inn. Nearby Cilycwm also has a public house, whilst Llandovery has a post office and a train station which is on the scenic Heart of Wales railway line. With many local walks, hiking trails, nature reserves, biking tracks, climbing opportunities and other outdoor activities, the area has everything the Welsh countryside can offer on its doorstep.

The market town of Llandovery has a good range of local and independent shops, hotels, public houses, schools, a GP surgery and a cottage hospital. There are weekly markets and farmer's markets in the square and the late thirteenth century Llandovery Castle ruin overlooks the town.

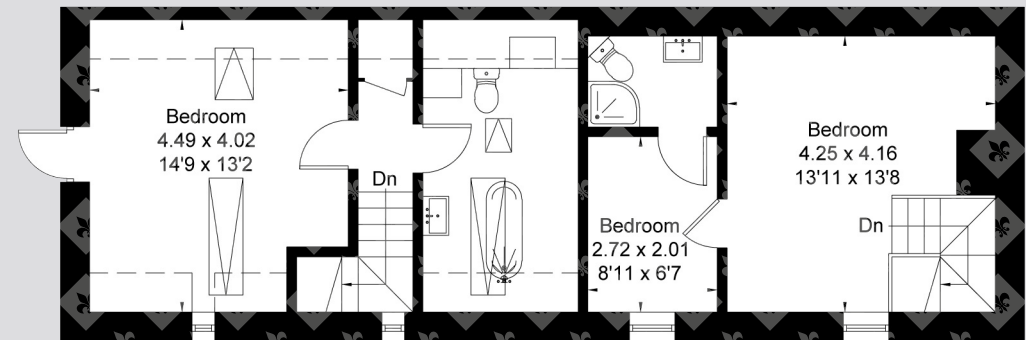
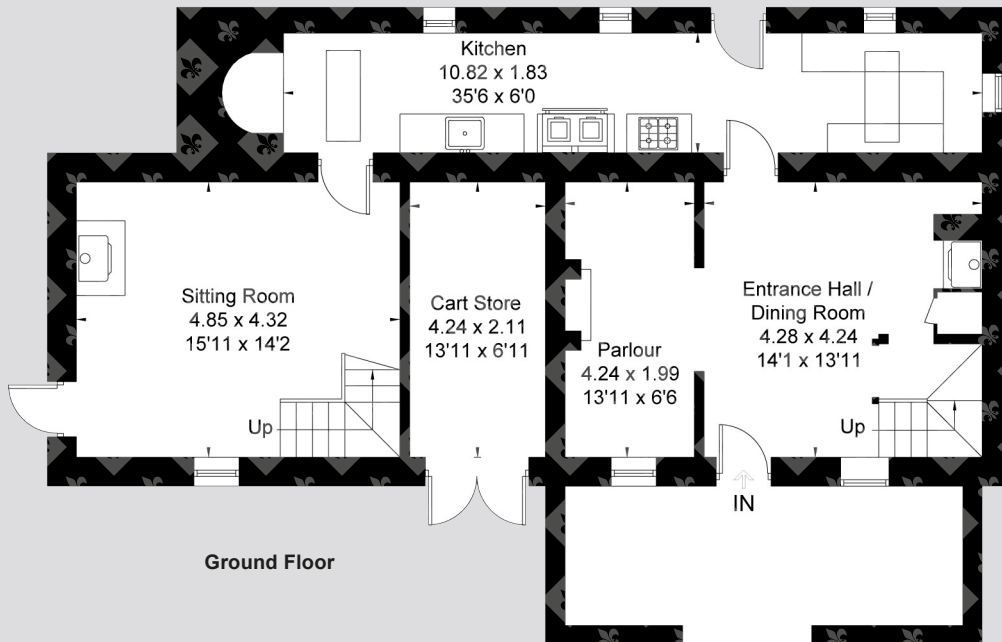
Cynghordy train station is approximately 10.8 miles from the property with Aberporth and Swansea airports being around 30 miles away. Bus routes run from Llandovery to Carmarthen.


# Floor Plans

Total area: approx. 176 sq. metres (1894 sq. feet)



(Not Shown In Actual  
Location / Orientation)



 = Reduced head height below 1.5m



## Directions

Head north out of Llandovery on Cilycwn Road for 2.6 miles before crossing the river, signposted for Cilycwm. Follow this road for 5 miles, passing through the village of Cilycwn, before reaching the Towy Bridge Inn. Continue up the hill straight ahead for 2.8 miles where a track branches off from the road to the right. This is the driveway to Blaen Nant Melyn. Continue for 1 mile to the property.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Blaen Nant Melyn is fully off-grid. Electricity supplied via solar panels attached to a battery bank with back-up diesel generator. Radiator heating and hot water provided by multi fuel stoves and boiler.

Private water supply via spring and stream. Septic tank drainage. Satellite broadband and TV.

**Postcode**

**Council Tax**

**EPC**

**Tenure**

SA20 0FA

Band C

Rating F

Freehold

## Viewings Strictly by Appointment

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