

Impressive lifestyle property with award winning Vineyard within an idyllic 8 acres setting, 8 en-suite accommodation with potential for more, restaurant and land overlooking south



Banc Y Llain, Llanboidy, Whitland, Carmarthenshire. SA34 0ED.

£1,100,000

C/2387/RD

** Unique and impressive rural lifestyle opportunity ** Enjoying an elevated position over rural Carmarthenshire ** Overlooking the rural valleys below ** Excellent transport connectivity from Whitland with access to the A40 trunk road and Network Rail connections to Pembrokeshire, Carmarthen, Cardiff and London ** 8 en-suite bedroom accommodation (currently used for holiday letting purposes) ** Potential for increased accommodation ** Separate managers accommodation ** Flexibility in abundance ** Impressive converted stone building currently providing restaurants and events space but with potential for further accommodation (stc) ** Award winning vineyard ** A unique rural retreat ** Separate adjoining paddocks ** Sitting along the Pembrokeshire/Carmarthenshire borders being easily accessible ** Ideal for those seeking a rural landscape with numerous options for varied and profitable income streams ** Planning permission for 3 static caravans ** One of the finest business opportunities to come on the market within West Wales in recent times **



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GENERAL

The property is situated a 5 minute drive from the market town of Whitland with its comprehensive range of day to day education facilities and day to day amenities. The town offers excellent road connectivity and access to Network Rail train station and public transport connectivity. The main strategic town of Carmarthen and Haverfordwest are equidistant 20 minutes drive from the property offering a wider range of amenities and services including regional hospitals, universities, higher education, regional retail park offerings and employment opportunities. The award winning Pembrokeshire Coast National Park is less than 15 minutes drive from the property with access to renowned sandy beaches, local shops, cafes, bars and restaurants. The M4 is less than 30 minutes drive away from the property.

BANC Y LLAIN PROPERTY

- An impressive rural lifestyle opportunity with many an income stream suiting those wanting a change of pace and flexible income stream.

The original house has been split into serviced accommodation bedrooms and providing a total of 7 letting rooms with an additional side garden room within the main house and also a substantial 1 bedroom managers accommodation. A separate en-suite bedroom facility is located above the restaurant and function space. There is flexibility to adapt the size of the managers accommodation by incorporating some of the guest rooms if required.

There is scope to provide additional accommodation with the extended restaurant area, which could easily be additional holiday accommodation.

The property boasts a wealth of original character features throughout the main house and also the converted stone building which currently is run as a successful restaurant and entertainment facility which can be used completely separate to the accommodation or in connection with the letting of

the rooms.

There is also the ability to run it as an independent restaurant for the local business and community. No expense has been spared on this conversion project with fully functioning commercial kitchen, guest lavatories and storage rooms.

There is potential to convert the larger restaurant and seating area into further bedrooms subject to the necessary consents. In addition, the property offers external bar area and decking space with the owners having recently invested in a stretch tent, professionally installed, measuring 15m x 10.5m which can be used as part of the Jabajak experience.

JABAJAK

An award winning vineyard, restaurant and rooms (known as Jabajak Vineyard, Restaurant and Rooms Ltd.) offering boutique hospitality business set on a historic 7 acre former drovers farm in West Wales. Transformed in 2021 by Steve and Jackie Moody, the retreat blends heritage with modern sophistication making it one of Wales' most iconic hospitality destinations. Jabajak's onsite vineyard showcases dedication to exceptional viticulture. Guests are invited to explore the estate and participate in guided tours gaining insight into the wine making process and the unique terroir. Cellar door tastings offer the opportunity to sample award winning wines produced from the vineyards own grapes providing a distinctive and memorable experience.

Jabajak provides a bespoke setting for corporate events offering tailored facilities, dining options and accommodation to suit business needs. The venue accommodates meetings, training sessions, board room discussions and networking events with options for team building activities, wine tastings and exclusive dining experiences. Complimentary wi-fi and flexible event spaces ensure a professional yet relaxed environment.

The main restaurant area provides the following:

Growth and Expansion Potential

The property is for sale due to retirement but the property offers great potential for expansion with potential for glamping, conversions of some of the stone outbuildings and potential for a permanent based restaurant.

In 2024 the total revenue was £338,767. The EBITDA was £47,218. The website is jabajak.co.uk.

The accommodation provides more particularly as follows:

Private Dining - The Cowshed

The Cowshed can accommodate up to 50 guests and the attic can accommodate up to 20 guests for private celebrations for feature rustic charm and an intimate atmosphere.

Restaurant - Jabajak Restaurant, The Smithy

Offers a refined yet relaxed dining experience in a beautifully restored blacksmiths workshop. Guests can enjoy a seasonally inspired, locally sourced cuisine.

MAIN HOUSE

Currently split as en-suite bedrooms and Managers accommodation.

Managers Accommodation

Benefitting from its own independent access from the side of the main dwelling with access from double glass doors into:

Open Plan Kitchen/Lounge Area

24' 6" x 17' 10" (7.47m x 5.44m) kitchen area with custom made oak base and wall units with oak worktop, Belfast sink with mixer tap, fitted dishwasher, professional gas and cooking range with extractor over, dual aspect windows to garden, space for 4+ persons table, slate flooring, seating area with feature fireplace with multifuel burner on slate hearth with oak mantle over, TV point, radiator, open staircase to first floor.



Utility Area

With double glass doors to side garden, radiator. Access to:

Ground Floor WC

5' 8" x 6' 3" (1.73m x 1.91m) WC, single wash hand basin, side connecting door into:

Laundry Room

Study

14' 7" x 20' 0" (4.45m x 6.10m) with potential to be used for additional living space or bedroom space with access via patio doors to garden, Velux rooflight over, ample desk space, connecting door into side hallway which links to first floor guest bedroom areas and laundry room, multiple sockets, radiator.

FIRST FLOOR

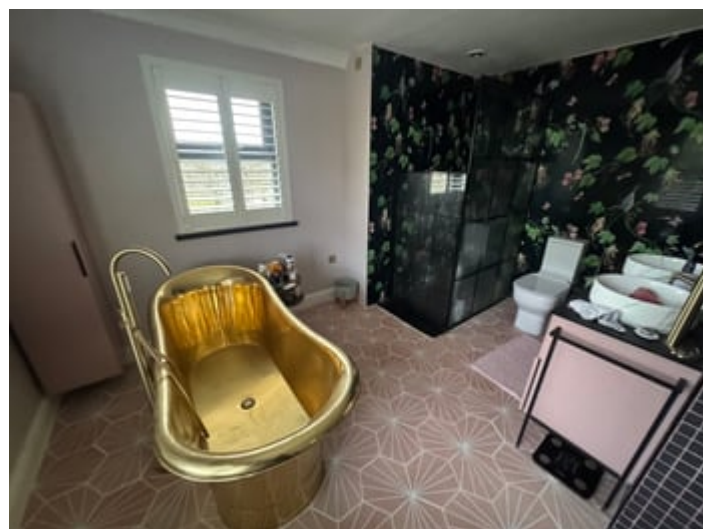
Landing

With radiator, connecting door to first floor guest room accommodation.

Master Bedroom

13' 8" x 23' 6" (4.17m x 7.16m) open plan with triple aspect windows overlooking the property with outstanding countryside views, space for large double bed into:

Open En-Suite Area



With tiled flooring, his and hers single wash hand basin, side walk-in shower, feature brass bath, spotlights to ceiling.

SIDE APARTMENT ENTRANCE

Hallway

10' 5" x 9' 1" (3.17m x 2.77m) accessed via glass panel door and side glass panel, slate flooring, connecting door to managers office and:



Laundry Room

14' 2" x 18' 1" (4.32m x 5.51m) set up as a commercial laundry for the apartments and restaurant business, 2 x washing machines, 2 x dryers, stainless steel sink and drainer with mixer tap, range of rack shelving, slate flooring, connecting door to front holiday apartments and ground floor managers utility room.

FIRST FLOOR

Landing

With Velux rooflight over, electric socket.

Bedroom 1

15' 1" x 9' 2" (4.60m x 2.79m) double bedroom, dual aspect windows with views over the valley below, multiple sockets, radiator.



En-Suite



3' 8" x 10' 0" (1.12m x 3.05m) corner shower, travertine tiles to walls and floor, WC, single wash hand basin.

Inner Landing

With connecting door to managers accommodation.

Bedroom 2

15' 6" x 13' 8" (4.72m x 4.17m) luxurious double bedroom suite with stripped timber flooring, side window, access to loft, multiple sockets, radiator.



En-Suite

6' 5" x 17' 3" (1.96m x 5.26m) with feature rolltop bath, WC, heated towel rail, single wash hand basin, Velux rooflight over, walk-in shower.



MAIN HOUSE

Front Accommodation

Accessed via original covered veranda with original front door and fanlight over.

Hallway

With patterned red and black quarry tiled flooring, radiator, access door to laundry room.

Lilac Room

11' 3" x 13' 2" (3.43m x 4.01m) double bedroom, bay window to front with window seat, side window, radiator, multiple sockets, TV point.



En-Suite

With walk-in shower, WC, single wash hand basin, heated towel rail, tiled flooring.

Lavender Room

11' 3" x 12' 4" (3.43m x 3.76m) (into bay window) double bedroom, bay window to front, multiple sockets, radiator.



En-Suite

With enclosed shower, single wash hand basin, WC, heated towel rail, tiled flooring.

FIRST FLOOR

Landing

Via original staircase with window to front and seating area enjoying views over the adjoining countryside, side airing cupboard.



Willow Room

11' 8" x 13' 2" (3.56m x 4.01m) double bedroom, window to front, dual aspect windows with views over the valley below, multiple sockets, radiator, TV point.



En-Suite

Corner enclosed shower, WC, single wash hand basin, heated towel rail.

Holly Room

11' 2" x 13' 2" (3.40m x 4.01m) double bedroom, window to front, radiator, multiple sockets, TV point.



En-Suite

Corner enclosed shower, WC, single wash hand basin, heated towel rail.

Garden Suite

26' 7" x 12' 7" (8.10m x 3.84m) located to the rear of the managers accommodation with access to open plan living and bedroom space with high quality wood effect flooring, multiple sockets, windows to gardens and vineyard, exposed 'A' frames to ceiling, space for luxurious large double bed, radiator, multiple sockets.



En-Suite

Enclosed shower, WC, single wash hand basin, tiled flooring, radiator.

EXTERNAL

The whole property is approached from the adjoining county road with 3 separate access points into the property providing access to the main restaurant, vineyard and entertainment space, access for accommodation and separate access to managers accommodation.

To the front of the main house is a gravelled forecourt with side seating area with patio area to the managers accommodation, external seating area for guests staying at the main house.

RESTAURANT/ENTERTAINMENT AREA

Landsker Bar

16' 1" x 35' 6" (4.90m x 10.82m) accessed via double glass doors with oak flooring, period fireplace with electric fire, custom made oak bar with triple glass bottle fridge, Pepsi Cola dispenser, range of fitted shelving, Arisco glass washer,

cooler systems, electric till system, Phillips draft beer pump system, 2 x wine fridges, side external door to bar, ample leather sofas and armchairs, space for dining tables if required.





Inner Hallway

With access to toilets.

Female WC

2 cubicles, double single wash hand basin.

Disabled WC

WC, single wash hand basin, rear window, tiled flooring, access to side storage cupboard with wall mounted Worcester LPG boiler.

Gents WC

With 2 x urinals, WC unit, single wash hand basin.

Restaurant

27' 5" x 16' 4" (8.36m x 4.98m) with space for 30+ covers with feature stone walls and glass bottle feature dividers, oak flooring, range of high quality tables and chairs, side patio doors to gravelled courtyard, spotlights to ceiling, access to loft area.



Extended Restaurant Space/Entertainment Room

15' 6" x 37' 0" (4.72m x 11.28m) with potential for additional accommodation with exposed stone walls, exposed oak frames and beams to ceiling, multifuel burner on slate hearth, dual aspect windows and doors to side courtyard and also external decking and bar area, oak flooring, space for 12+ seated tables, range of seating, TV point, multiple sockets.





Inner Hallway

With external door to rear service area.

Chiller Room

8' 5" x 4' 8" (2.57m x 1.42m) housing walk-in chiller room.

Dry Store

7' 3" x 3' 7" (2.21m x 1.09m)

Kitchen

16' 5" x 17' 9" (5.00m x 5.41m) an impressive commercial kitchen area with 2 x 6 gas hobs with commercial extractor over, Falcon grill, Buffalo dual deep fat fryers, Samsung microwave, Kenwood fridge/freezer, range of stainless steel cabinets, shelving, sink and drainer with mixer taps, cold store areas, JLA steam oven, wash hand station, double stainless steel sink and drainer with mixer tap, MaidAid dishwasher, Ninja air fryer, side window.





FIRST FLOOR

Open Games Room/Storage Area/Potential Additional Seating for Restaurant

29' 3" x 16' 5" (8.92m x 5.00m) with oak flooring, side windows, access to mezzanine storage area overlooking the extended restaurant and seating area to the ground floor but providing useful storage space.



Grain Store

Bedroom Suite

20' 6" x 15' 2" (6.25m x 4.62m) Located via original slate staircase to the side of the property luxurious double bedroom suite with oak double bed, exposed oak 'A' frames and beams to ceiling, oak flooring, exposed stone walls, TV point, multiple sockets.



En-Suite

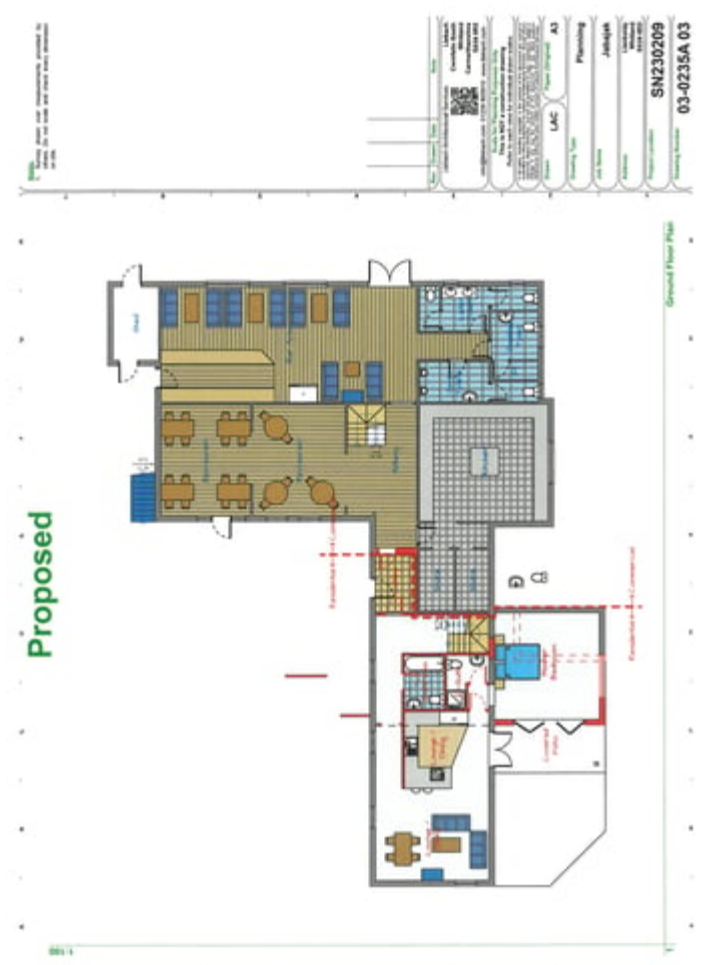
With feature slipper bath, walk-in 1200mm shower, WC, single wash hand basin, heated towel rail, Velux rooflight over, exposed beams.



POTENTIAL ACCOMMODATION

The new area of accommodation would have 2/3 bedrooms while the commercial part would continue to benefit from the bar, restaurant, commercial kitchen and upstairs games room. There is potential for plans to convert the current living space into a 1 bedroom apartment to let out the new owners along

with the other 8 rooms on an Airbnb / bed and breakfast basis, providing 9 bedrooms in total.



EXTERNAL



The restaurant and entertainment area enjoys a gravelled courtyard with mature planting and raised flower beds and part area laid to lawn.

To Rear

Extending patio area with space for external seating and dining areas.

To Side



To the side of the main entertainment space is a feature decking area with external bar and space within the front lawn area for a stretched tent (15m x 10.5m) being professionally set up, extending gravelled driveway leads

through to the main parking area finished in gravel running to the side of the vineyard and also to the side of a large paddock which overlooks the valley below.

LAND, VINEYARD, CARAVANS, STABLES & YARD

The property sits in just under 8 acres thereabouts in a rectangular plot around the property.

Around the 2 main buildings you will find well maintained gardens with several private seating areas.

To the east of the buildings you will find a pond next to the driveway along with established vines that form part of the Jabajak business.

To the side of the vineyard is an extended maintenance area which currently houses 2 static caravans although we are advised that there is planning permission in place for 3 static caravans at this point.

In addition is a 25' polytunnel with continuing gravelled driveway leading up to a stable block currently used for storage purposes but provides 2 large stables, inside tack room with side log store area. At this point the property benefits mains water and electricity connections.

Within the 8 acres we believe that there is great potential for further diversification to include potential for glamping and additional touring caravan site subject to the necessary consents.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news

and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits mains water and electricity. Private drainage.

Tenure - Freehold.

Rateable value - £15,750

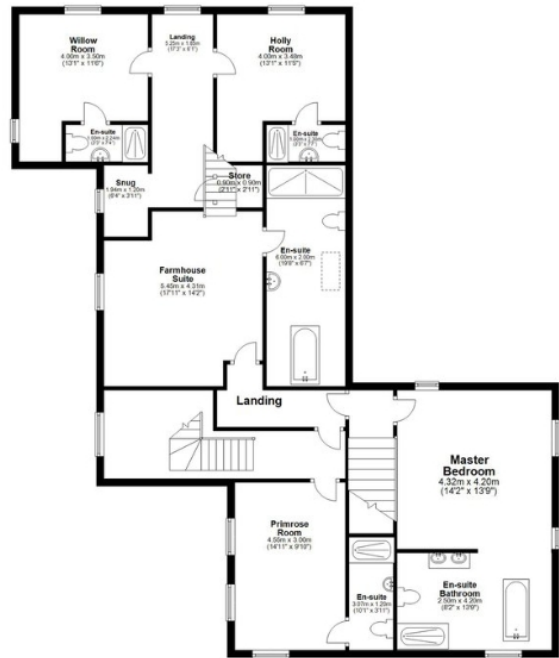
Ground Floor

Approx. 166.6 sq. metres (2147.1 sq. feet)



First Floor

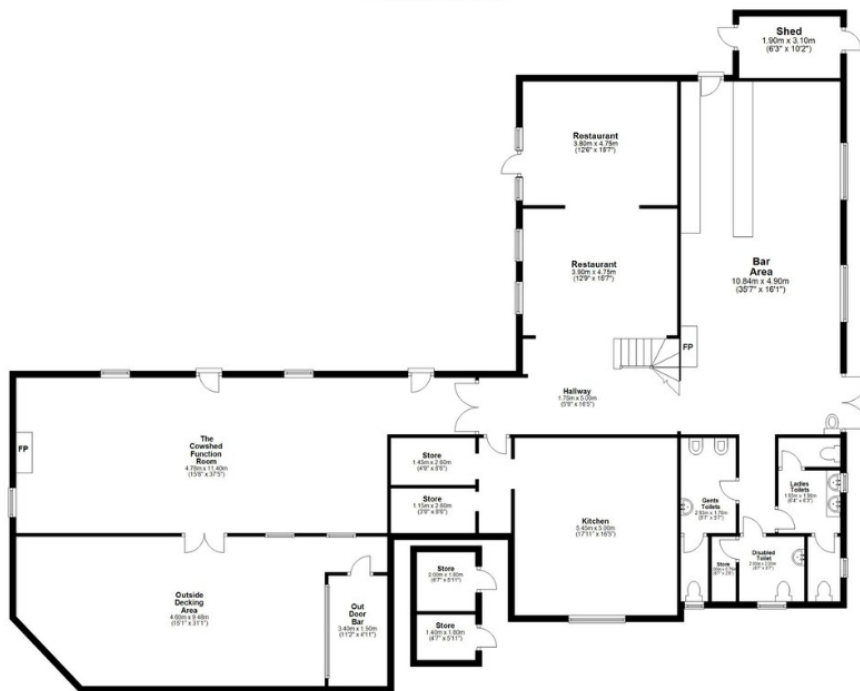
Approx. 144.7 sq. metres (1557.0 sq. feet)



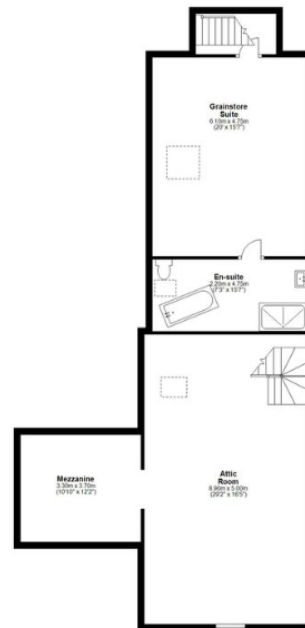
Total area: approx. 344.1 sq. metres (3704.1 sq. feet)

Disclaimer: This floor plan is intended to give an indication of the layout of the property. Whilst every effort has been made to ensure the accuracy of the measurements of rooms, placement of the doors, windows, and any other items we do not take any responsibility for any errors, omissions, or misstatement.
Plan produced using PlanUp.

Ground Floor
Approx. 280.0 sq. metres (3013.7 sq. feet)



First Floor
Approx. 100.7 sq. metres (1084.2 sq. feet)



Total area: approx. 380.7 sq. metres (4097.9 sq. feet)

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MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 15750

Parking Types: Communal. Private. Residents.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (52)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

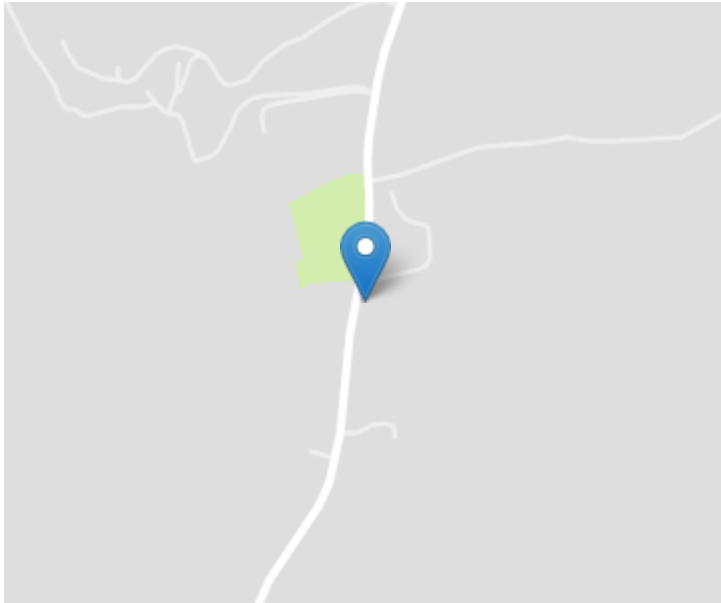
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Approaching the property from the east take the A40 from St. Clears towards Whitland. At the roundabout take the 3rd exit signposted for Llanboidy. Follow this road for just over 2½miles and you will come to Banc y Llain on your right hand side.

Approaching from the west, take the A40 towards Whitland. Take the 1st exit at the roundabout and proceed on the bypass. At the next roundabout take the 1st exit signposted Llanboidy and follow directions as above.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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