



## Bwlchgwynt Chapel & Vestry

Bwlchgwynt, Whitland, Carmarthenshire, SA34 0LX

Guide Price Of £420,000 | Freehold | EPC: E



An exceptional chapel conversion offering spacious and characterful accommodation together with a detached former vestry, currently operating as a successful and well-established holiday let. Occupying a peaceful rural setting, the property presents a rare opportunity to acquire a distinctive home with versatile living arrangements and proven income-generating potential. Both properties are held under a single title, making them equally well suited to multi-generational living, guest accommodation or those seeking an established holiday letting business.

The former chapel has been thoughtfully converted to create a striking contemporary home whilst preserving the architectural character and heritage of the original building. Features including the gallery landing, arched stained-glass windows, original chapel furnishings and an array of reclaimed architectural details sit comfortably alongside modern finishes, creating a home of genuine individuality. At the centre of the property is an impressive open-plan living space with vaulted ceilings, where French doors and the original chapel windows fill the interior with natural light. A wood-burning stove provides an attractive focal point, while clearly defined living, dining and office areas offer excellent flexibility for modern lifestyles.

Positioned within the heart of the reception space, the contemporary kitchen is fitted with solid oak worktops, integrated appliances and bespoke storage. Completing the accommodation on this level is a beautifully appointed family bathroom featuring a freestanding roll-top bath and walk-in rainfall shower, together with a practical utility and storage room.

The gallery-style landing overlooks the principal living space below, enhancing the sense of volume whilst showcasing the chapel's original proportions. A reclaimed confessional panel creates a distinctive feature to the landing, which in turn provides access to two well-proportioned double bedrooms, together with a cloakroom.

The detached former Vestry offers beautifully presented self-contained accommodation and is currently operated as a successful holiday let, providing an established source of supplementary income. Available fully furnished, subject to separate negotiation, and with the opportunity to continue future bookings, it offers excellent potential for buyers seeking an immediate turnkey business. Arranged over two levels, the accommodation comprises a spacious double bedroom with an impressive en-suite bathroom on the lower level, whilst the first floor features an open-plan kitchen, dining and living area with exposed oak beams, a wood-burning stove and quality fittings throughout.

Externally, the property enjoys generous off-road parking, attractive lawned gardens and useful external storage. Pathways extend around the chapel, whilst mature hedgerows provide privacy without compromising the open views across the surrounding countryside. Gated access leads directly into the adjoining churchyard, further enhancing the property's peaceful setting and historic character.

#### **Additional Information**

We are advised the property benefits from mains services together with electric heating and a private sewerage treatment plant. Underfloor heating serves the principal living accommodation within the Chapel together with the ground-floor bedroom in The Vestry. The adjoining churchyard is held under a separate lease with the Baptist Union of Wales and is not included within the freehold. The lease transfers with the property and requires public access between dawn and dusk, together with maintenance of the pathway. We understand the churchyard has not been used for burials since 2004 and now provides an attractive area of historic interest.

#### **Local Authority**

Chapel - Council Tax Band: D

Vestry - Small Business Tax Relief (Over 182 Days P.A)



### Entrance Porch

Entered via the original double chapel doors, with slate flooring underfoot and space for coats and boots. A uPVC entrance door provides access into the main accommodation. Located immediately to the left of the entrance, a useful storage area is currently utilised as a utility room, housing a washing machine and tumble dryer.

### Bathroom

3.23m x 2.48m (10'7" x 8'2")

Slate tiled flooring underfoot and partially tiled walls, comprising a wall-mounted WC, floating vanity unit with wash hand basin and mirrored cabinet above. A large walk-in shower features a glazed screen enclosure and ceiling-mounted rainfall shower head. A freestanding roll-top bath with wall-mounted waterfall tap creates a luxurious focal point. Heated towel rail and extractor fan installed.

### Open Plan Living / Dining Space

10.31m x 6.64m (33'10" x 21'9") (MAX)

A truly remarkable open-plan living space showcasing the chapel's impressive proportions and original architectural character, thoughtfully arranged to incorporate dedicated living, dining and office areas. Full-height vaulted ceilings and dual-aspect chapel windows create an exceptional sense of space and natural light, with the original windows sympathetically upgraded with external double glazing to improve energy efficiency. Original wood flooring extends throughout, complemented by a staircase leading to the first-floor. A wood-burning stove set upon a slate hearth with a floor-to-ceiling flue provides an attractive focal point, whilst double-glazed french doors open directly onto the garden. The dining area celebrates the building's heritage, featuring original chapel furnishings including a dining table, chapel chairs and a church pew bench, complemented by decorative panelled walling.

### Kitchen

3.08m x 2.48m (10'1" x 8'2")

A well-equipped kitchen fitted with a range of modern eye and base level units with solid oak worktops over. Integrated appliances include a Neff self-cleaning oven with Slide&Hide door, microwave, fridge freezer and dual AEG induction hobs. Additional features include a boiling water tap, tiled splashbacks and a substantial built-in double larder providing excellent storage. A bespoke panelled division between the kitchen and living area incorporates reclaimed features from the original chapel whilst also providing storage.





### **Landing / Gallery**

A stunning architectural feature incorporating the original chapel gallery and balustrade overlooking the main living space below. Doors lead to the bedrooms and a cloakroom.

### **Bedroom One**

**3.23m x 2.90m (10'7" x 9'6")**

A well-proportioned double bedroom with fitted carpet underfoot and a distinctive chapel-style window to the front aspect. Offering space for a double bed and a range of bedroom furniture.

### **Bedroom Two**

**3.23m x 2.60m (10'7" x 8'6")**

A double bedroom with fitted carpet underfoot, featuring a large chapel-style window to the front aspect, built-in wooden display shelving and loft access hatch. Space for bedroom furniture.

### **WC**

**1.57m x 1.36m (5'2" x 4'6")**

Slate tiled flooring underfoot, comprising a WC and floating ceramic wash hand basin with tiled splashback and mirror above. Ceiling-mounted extractor fan.

### **The Vestry**

#### **Master Bedroom**

**4.22m x 4.44m (13'9" x 14'6")**

A wooden entrance door with glazing opens into a spacious double bedroom. Slate tiled flooring underfoot and a feature exposed stone wall create a characterful setting, whilst a window to the front aspect provides natural light. There is ample space for bedroom furniture, with glazed doors opening into the en-suite bathroom. An oak staircase rises to the first-floor with storage beneath.

#### **En-Suite Bathroom**

**1.77m x 4.24m (5'9" x 13'11")**

Slate tiled flooring continues underfoot, complemented by a feature brick-tiled wall and additional tiled surrounds. Comprising a WC, oak vanity unit with countertop wash hand basin and illuminated mirrored cabinet above. A freestanding roll-top bath with wall-mounted taps creates an attractive focal point, whilst a large walk-in rainfall shower with glazed screen completes the suite. Heated towel rail and extractor fan installed.



## Open Plan Kitchen / Living Area

3.27m x 4.26m (10'8" x 13'11") / 3.13m x 4.26m (10'3" x 13'11")

Accessed via an oak staircase with contemporary glass balustrade, this impressive open-plan living space benefits from exposed oak A-frame beams and wooden flooring throughout.

The kitchen area is fitted with matching shaker-style base units and solid oak worktops over incorporating a ceramic sink and drainer. A breakfast bar provides seating for approximately three people. Integrated appliances include an oven, ceramic hob, dishwasher, fridge and washing machine. The boiler is also housed within this area and a composite door provides access to the side elevation with steps descending to the front of the property.

The living space offers ample room for seating arrangements and centres around a wood-burning stove set upon a slate hearth. Dual-aspect windows flood the room with natural light.

## Externally

The property benefits from off-road parking for three vehicles plus a dedicated space for The Vestry. An entrance walkway provides useful log storage together with an integral external store before reaching the entrance porch. Pathways extend around the perimeter of the property, with a lawned garden to the side offering space for a garden shed. Mature hedgerows form an attractive backdrop to the rear boundary, whilst gated access leads to the front. The property enjoys direct gated access to the adjoining churchyard, with a separate footpath located to the side of the property providing access for visitors.

## Agents Comments

*"Properties such as this are rarely available. The original chapel has been exceptionally well converted, successfully preserving its architectural integrity whilst creating a spacious and highly functional home. The arched stained-glass windows, vaulted ceilings and gallery landing create a remarkable sense of scale, whilst the retained chapel furnishings and reclaimed architectural details give the property a character that simply can't be replicated in a modern home.*

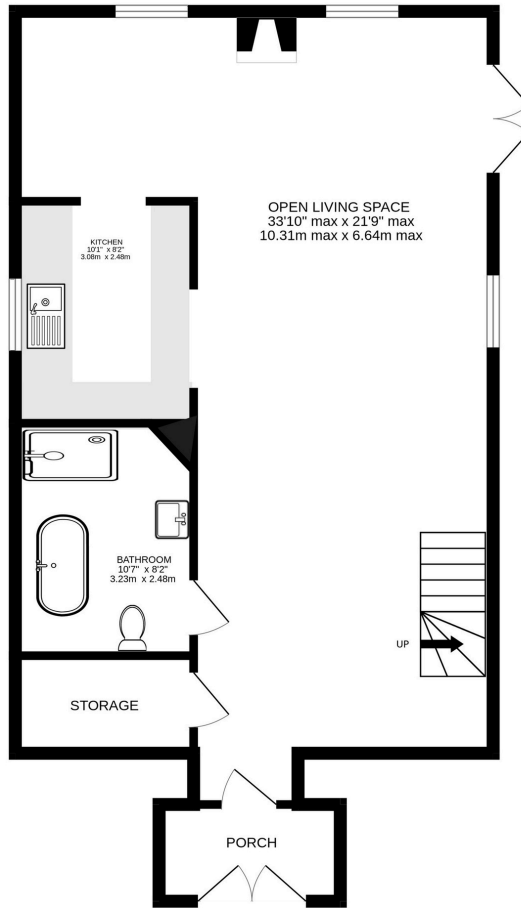
*The detached former Vestry is a real asset, offering proven income potential without compromising the privacy of the main residence. The versatility on offer is exceptional, making this a property that can adapt to a variety of lifestyles."*



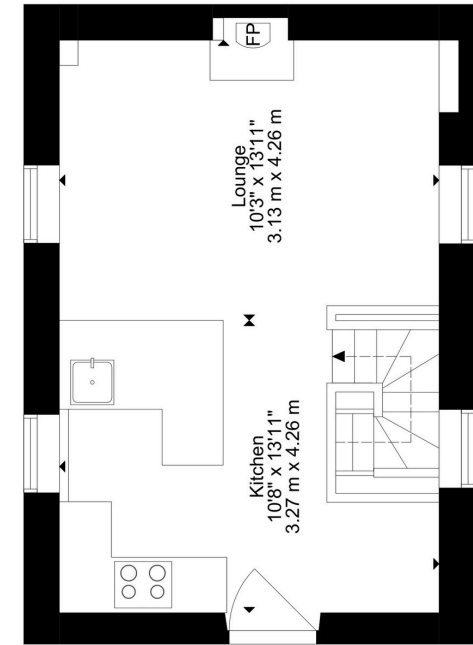
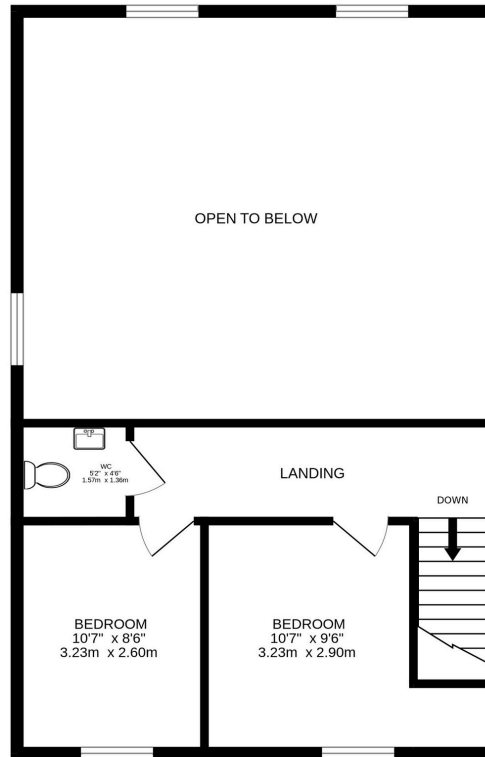




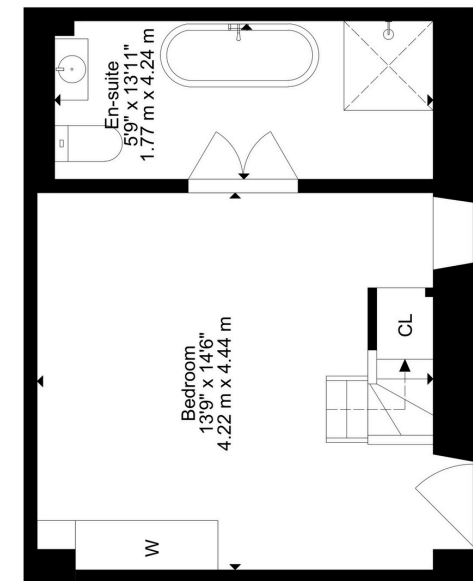
GROUND FLOOR  
779 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



FLOOR 2



FLOOR 1

TOTAL FLOOR AREA : 1515 sq.ft. (140.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bwlchgwynt, Whitland, Carmarthenshire, SA34 0LX  
Guide Price Of £420,000

## Enquire



**Dan Bryce MNAEA**

01437 620 220 | dan@bryceandco.co.uk



**Visit Our Website**

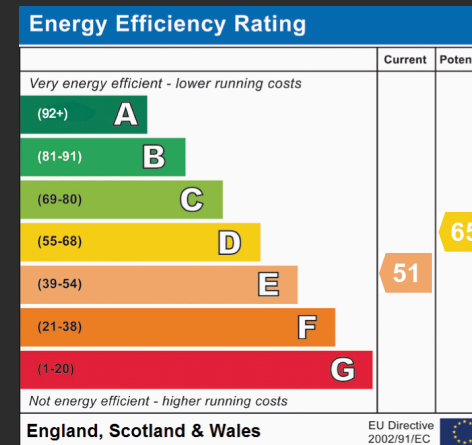
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## Energy Performance Rating



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