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# Historic hall looking for a saviour to save it from ruin

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**BLAENBLODAU** Hall is a grade two listed former beauty that has fallen on hard times and is looking for someone with time and a decent budget to save it.

In return, the saviour of this manor house near Pencader in Garmarthenshire will have an incredible historic four bedroom home, with bonus basement space, and about 2.5 acres of land.

But there's much to do before this house has its happy ever after.

According to estate agent John Francis, who are auctioning the property, much of the inside is too dangerous to allow entry for them to take photographs.

And any potential buyer wanting to view before they bid will need to realise that even on an official viewing with the agent, they can only see inside from the front door looking down the hallway and the basement rooms.

Eryl Jenkins, Lampeter branch partner at John Francis, says: "We don't want people to travel a long way expecting to be able to see everything inside, much of the woodwork is dangerous.

"And we definitely don't want people viewing the first floor bedrooms and suddenly falling down into the basement!

"It's a full renovation inside, we believe it hasn't been lived in for over 30 years."

According to property portal Zoopla, the Hall was last sold in 1999 for £90,000.

In 2008 the comments from a representative from the charity Save Britain's Heritage who visited the site included: "Although it is empty and neglected, Blaenblodau is not in awful condition - yet.

"It is only a matter of time before it begins to



deteriorate; no building can cope with a lack of maintenance and the onslaught of encroaching vegetation!"

At that time the charity says the roof chimneys were fully repaired, but it appears that there has been little renovation work done since.

However, the estate agent has recently organised the clearing of the thick undergrowth around the historic home so at least the exterior is accessible to potential bidders.

The gate from the main road could easily be reinstated, with the long, tree-lined driveway sweeping up to what could be one of the best property gems of

the area once renovated.

How much the house will eventually sell for is unclear and depends on how many people fall in love with the property and want to bid for it.

But whoever does end up getting the keys at the end of the auction will be at the beginning of their renovation journey and relationship with the Hall, joining the group of people who have enjoyed living in the house since it was built in the mid 19th Century.

According to the website britishlistedbuildings.co.uk, the house was advertised for let in 1859 and first appeared on the ordnance survey map in

Grade two listed Blaenblodau Hall, near Pencader, is going to auction with a guide price of £40,000 to £50,000.

1888. Before dereliction started to creep in, resulting in it being added to the buildings at risk register, the building was listed by Cadw in 1992 as grade two for being a 'largely unaltered late-Georgian style small country house'.

The listing information states that the house had a simple late-Georgian staircase, six panelled doors, panelled shutters and moulded cornices in the hall and principal rooms.

The drawing room also had an Adam-style ceiling, which is a neo-classical style of interior design, so basically a really fancy ceiling with lots of intricate detailing to the plasterwork.

Hopefully, some of these precious features remain to be restored to their former glory and create a genuine Georgian visual feast for the owner and visitors to the property.

If not, a sympathetic renovation and updating of this period house will bring new life to the property and provide a stylish, spacious and modern home for the new owner.

Could you be the house hero this grand Georgian manor is looking for?

If so, Blaenblodau Hall hopes you attend the John Francis auction at Parc Y Scarlets, Llanelli, on Wednesday, November 27 at 3pm, when its future will be decided with a guide price of £40,000 - £50,000. Call the agent to find out more on 01570 540029.

