

Ref: 0tyb02

Tan Y Berllan, Talley, Llandeilo, Carmarthenshire, SA19 7YH.

**A very well presented, and attractive 4 Bedroomed House, (1 En-Suite), with superb large barn and workshop in circa 2 Acres. On the edge of the picturesque village of Talley with its Historic Abbey Ruins, Church, Scenic Landscapes and Lakes and extensive walking trails in Talley Woods.**

Llandeilo 7 miles, Llandovery 10 miles, Lampeter 12 miles, Carmarthen 18 miles, M4 19 miles.



This period residence has recently been extended and improved to provide a charming welcoming and homely ambience whilst maintaining its period features. It boasts a Stiebel air source heat pump, partial underfloor heating, photovoltaic panels - which supplement the mains electricity supply and an E.V. charger.

The large outbuilding is multi-functional and comprises of a workshop, log store, store rooms and areas suitable for small livestock or poultry, alternatively an ideal space for craft or hobby activities. The whole is set in circa 2 acres to include an established productive orchard, two wildlife ponds, and grassed and informal areas with a section dedicated to raised vegetable beds, all eminently suitable for those seeking some measure of self-sufficiency.

**The accommodation in brief:-**

Ground Floor: Entrance Lobby, Kitchen/Dining/Living Room, Utility Room, Cloakroom, Lounge, Study, Bedroom with En-Suite Shower. First Floor: 2 Double Bedrooms, Single Bedroom and a Bathroom.

**Externally:** Extensive diverse gardens stocked with mature trees and a plethora of specimen plants and shrubs with a variety of seating areas, an orchard and many nooks and crannies to explore.

**Outbuildings:** Wooden Garage/Implement Shed, Superb large barn with a workshop, suitable for various uses including small holding activities.

**Location:** Located on the edge of the pretty village of Talley, which is nestled in the south of the Cothi Valley, and is rich in wildlife and history. There are excellent local walks and cycling opportunities. The village has a primary school and places of worship. Cwmdru is 1 mile distant with a community shop/post office and pub, whilst secondary schools and town amenities are provided by Llandeilo, 7 miles distant, Llandovery 10 miles, (also providing private education at Llandovery College), and the University town of Lampeter, 12 miles away. Carmarthen is 18 miles away with good shopping facilities, a main line railway station and general hospital. Access to the M4 is 19 miles distant.

**Price Guide: £548,000**

## THE RESIDENCE

This charming home boasts a delightful blend of warmth and character, enhanced by thoughtful extensions and modern improvements. The property now offers an abundance of natural light and cosy living areas creating an atmosphere perfect for both relaxing and entertaining. The welcoming ambience is further accentuated by tasteful design choices and attractive finishes throughout. Ideal for families or anyone seeking a harmonious blend of comfort and style, this house truly feels like a home.

### Ground Floor –

<b>ENTRANCE LOBBY:</b>	10'8" x 4'6". Front door leading into the lobby. Tiled floor. Door to the open plan kitchen/dining/living room.
<b>LIVING/DINING AREA:</b>	26'6" x 11'3". A more recent addition, this beautiful light room has bi-fold doors to the side patio and gardens. Windows to the side aspect and a further window to the rear, two feature lantern style roof lights, bespoke built in Sycamore cabinet with solid wood surface. Tiled floor with underfloor heating. Large opening to the kitchen.
<b>KITCHEN:</b>	12'6" x 9'6". Fitted kitchen with a range of wall and base units and granite worksurfaces. 1½ bowl sink, integral double oven and grill, electric hob with extractor over. Space for an upright fridge/freezer. Large island incorporating a breakfast bar, matching base units with a solid wood surface. Tiled floor.
<b>UTILITY ROOM:</b>	11'6" x 9'6". Belfast sink over base unit. Plumbing for a washing machine. Stiebel Eltron hot water cylinder, solar system control panel, tiled floor, rear door.
<b>CLOAKROOM:</b>	Low level W.C. Tiled floor.
<b>LOUNGE:</b>	14'2" x 14'. Inglenook fireplace housing a wood burning stove on a stone and slate hearth. Exposed ceiling beams, two windows to the front aspect. Opening through to the study.
<b>STUDY:</b>	14' x 8'3". Exposed ceiling beams, built-in shelves. Window to the front aspect. Staircase to the first floor.
<b>BEDROOM 1:</b>	16'2" x 10'2". Two built in wardrobes. Partially glazed stable door to the front aspect. Windows to the side and two Velux roof style windows. Tiled floor with underfloor heating.
<b>EN-SUITE SHOWER ROOM:</b>	10' x 5'. White suite comprising built in base unit with glass basin. Low level W.C., Large fully tiled shower enclosure. Heated towel rail, extractor fan, window to the side. Tiled floor with underfloor heating.

### First Floor –

<b>LANDING:</b>	A staircase from the study leads to a split landing with access to:
<b>BEDROOM 2:</b>	11'6" x 10'5". Window to the side aspect with lovely views across the gardens and the woodland backdrop beyond. Further side window. Double built-in airing cupboard and large closet recess.
<b>BEDROOM 3:</b>	14'3" x 7'8". Windows to the front and side, double built-in wardrobe, wash hand basin.
<b>BEDROOM 4:</b>	14'2" x 5'5". Currently used as a home office. Window to the front aspect. Large closet recess.
<b>BATHROOM:</b>	8'6" x 6'. White suite comprising of a bath with shower over and shower screen, pedestal wash hand basin, low level W.C. and bidet. Tile effect flooring. Window to the front. Shaver point and light. Wall mounted heater.

## EXTERNALLY

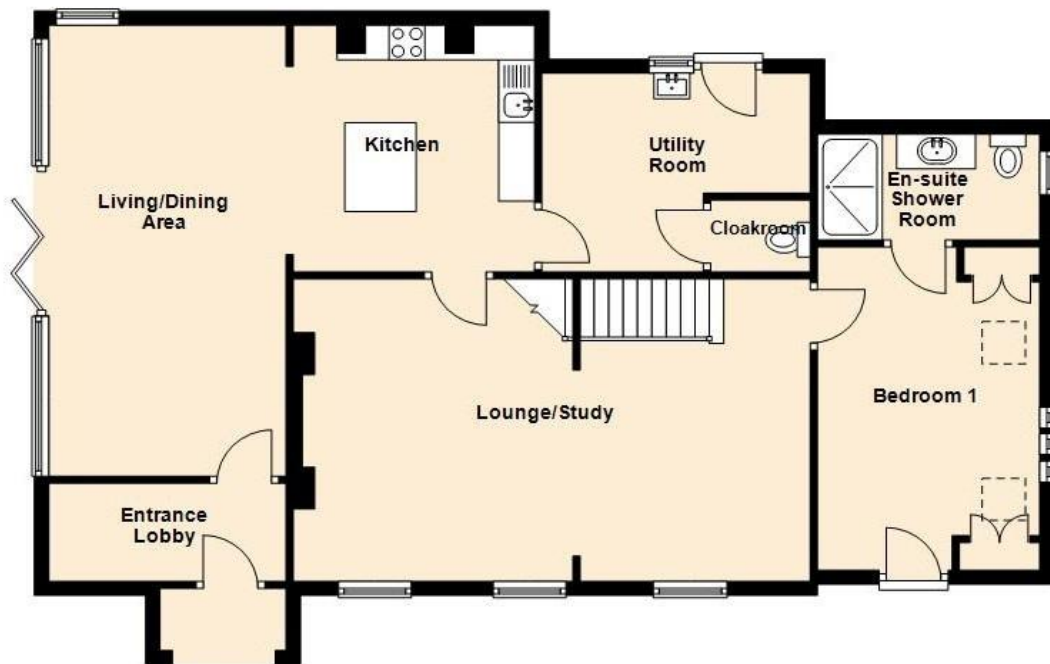
<b>THE APPROACH:</b>	The property is approached from the B4302 into a no through lane, after 160 yards take the right fork for a further 350 yards to reach the property.
<b>TIMBER GARAGE &amp; IMPLEMENT STORE:</b>	23'8" max x 20'. Timber construction with double doors to the front.
<b>LARGE TIMBER BARN:</b>	Floorplan page 5. Superb building comprising of a utility area, workshops and store rooms and further areas used in the past as poultry and small animal housing, log and implement stores. Ideal for those seeking to run a smallholding or a rural home business enterprise. Power and water connected.
<b>GARDENS &amp; GROUNDS:</b>	The gardens are an absolute delight, with a polytunnel, greenhouse, raised vegetable beds, meandering pathways, numerous seating areas, a natural wildlife pond, various grassed areas, and a further raised pond, all with a lovely rising woodland backdrop. There are many specimen mature shrubs and trees and uncultivated areas creating a haven for wild life. An established orchard provides an abundance of seasonal fruit and for the young climbing enthusiast a climbing wall and corner tree house.
<b>SERVICES:</b>	We understand that the property is connected to mains electricity, mains water and mains drainage. Heating is by a Stiebel air source heat pump with underfloor heating, (to the new extensions only).and this supplies the radiators, (resized for the heat pump system), in the original part of the house. Solar thermal panels preheats water feeding the system for reducing the running costs. Photovoltaic panels also supplement the mains electricity supply and integrate with an EV charger. Telephone with broadband facility is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
<b>COUNCIL TAX:</b>	We understand that the property is within council tax band E. (Carmarthenshire County Council).
<b>FIXTURES &amp; FITTINGS:</b>	Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
<b>WAYLEAVES, EASEMENTS &amp; RIGHTS OF WAY:</b>	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared. There is a right of way in place to a neighbouring property.
<b>TENURE &amp; POSSESSION:</b>	We are informed that the property is freehold with vacant possession on completion, by arrangement.

## VIEWING:

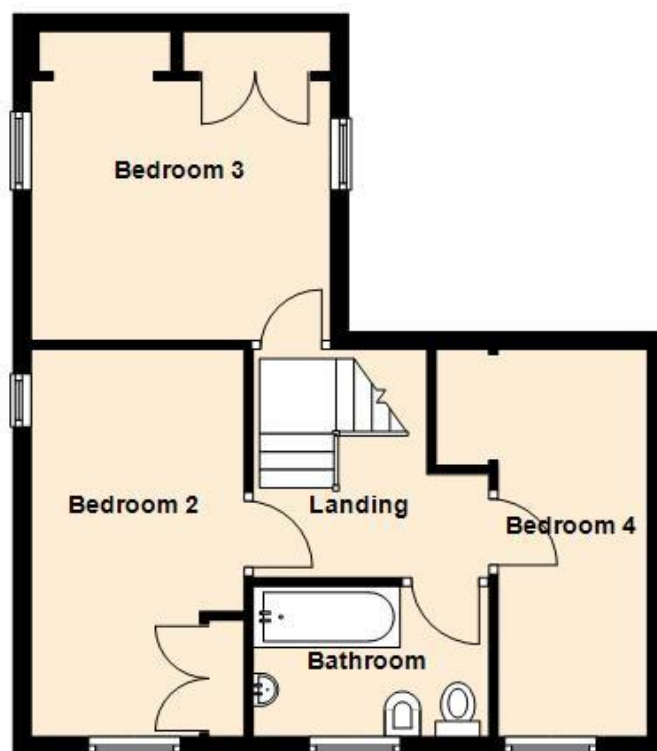
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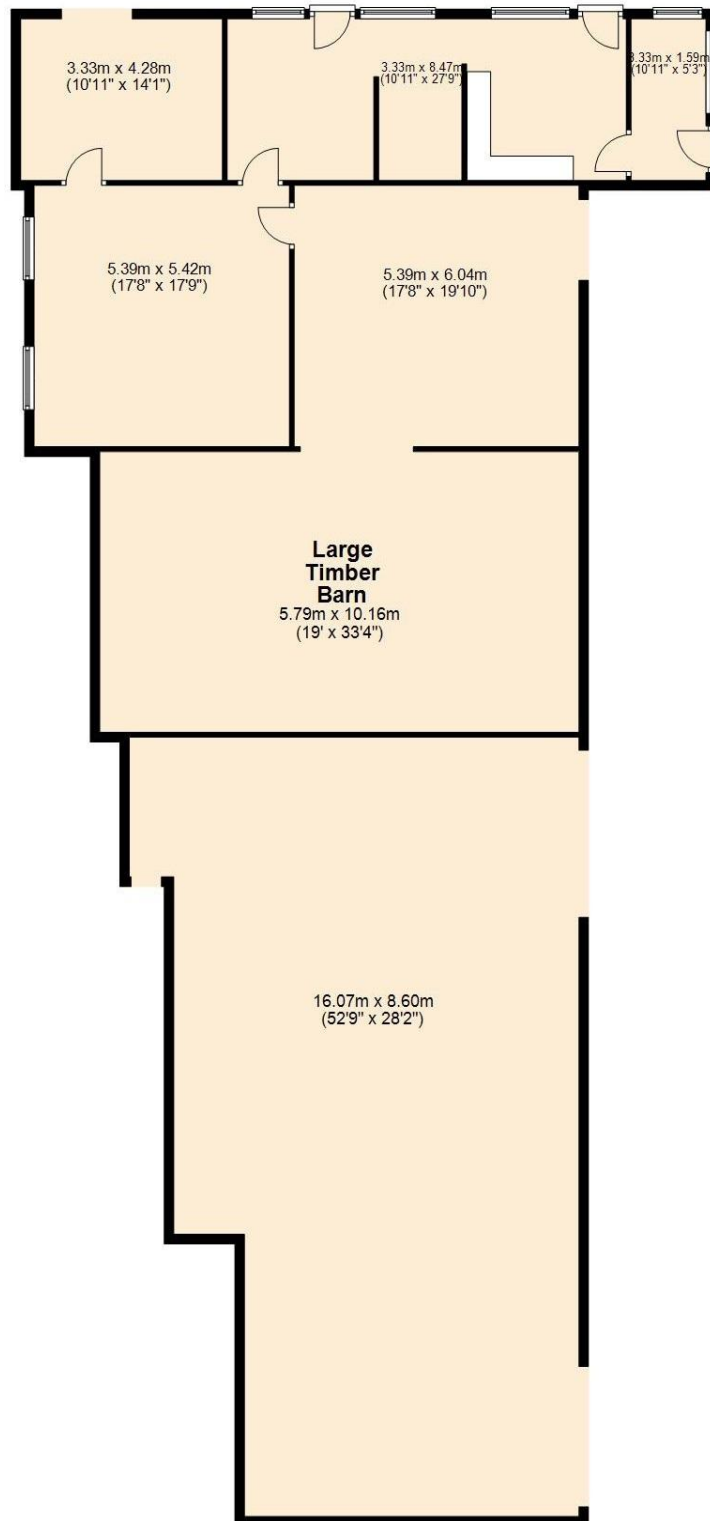
### Ground Floor



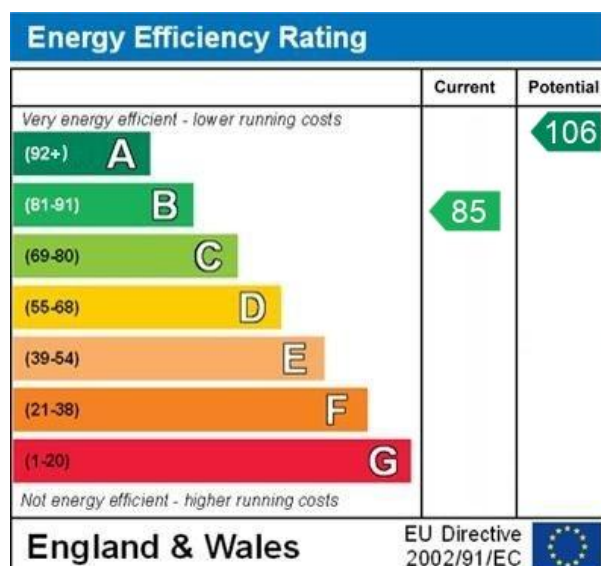
### First Floor



**Large Timber Barn**







**THE LOCATION:** What3words - <https://w3w.co/paves.health.heightens>

**The property** is delightfully situated in a pretty rural setting near Talley's ancient abbey, church and lakes. The church hall is used for community events, and the village primary school is about a mile from the property. This is a beautiful location along a peaceful green valley with gentle hills all around and excellent walking facilities in Talley nearby woods, in addition there are various established cycling routes and bird-watching opportunities.

**Talley Abbey** dates back to the 12<sup>th</sup> Century and was founded by the Welsh Prince, Rhys ap Gruffydd, and later became a monastery under the care of White Cannons, (English Premonstratensians). Though the abbey became ruinous in the Middle Ages, the impressive tower and part of the cloister remain. The adjacent church, (St. Michaels), was rebuilt by the Williams family of nearby Edwinstord in 1773, (mainly from the stone ruins of the abbey), and still contains the original numbered pews. The abbey and church stand at the head of **Talley Lakes** – two beautiful lakes formed at the end of the Ice Age and a haven for wildlife, (owned by the RSPB and managed by the Wildlife Trust). Between the two lakes is a tree covered motte – possibly once a Welsh fortification. (*The name Talley derives from "Talylychau", meaning Head of the Lakes*). **Talley Woodlands** are nearby with footpaths and trails and stunning hillside viewpoints to enjoy. The surrounding countryside is one of rolling green hills, forestry, meandering streams, scattered villages, and quiet country lanes, rich in beauty and wildlife – including red kites, curlews and buzzards.

**Brechfa Forest** is a few miles west of the property, originally a royal hunting forest in the 6<sup>th</sup> Century, now one of the largest areas of Forestry Commission property in Wales, covering around 50 square miles of diverse countryside, with walks, trails for horse riding and mountain biking, as well as winding forest roads. It is the venue for a stage of the Rally of Great Britain.

**Llandeilo** is about 7 miles southerly, off the A40 – a small, historic town with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, schools, churches, and railway station on the scenic Heart of Wales country line that runs over 121 miles from Swansea to Shrewsbury. Llandeilo dates back to the 13<sup>th</sup> Century and occupies an elevated position by the River Towy and the Black Mountain. The town was once the medieval capital of Carmarthenshire, but the development of Llandeilo really grew in the 18<sup>th</sup> Century as a market town and banking centre for cattle drovers. The town retains its old-world charm, with narrow streets, Georgian buildings, and an old single-span, stone bridge over the Towy, built in 1848.

**Llandovery** is 10 miles north-easterly from the property in the upper Towy Valley, surrounded by hills at the north-western edge of the National Park. There is a good selection of shops, a supermarket, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small hospital, a primary school, bus service, and a Heart of Wales railway station. The High Street is part of the A40, and the A483 can be accessed here. The town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a well-known public school, (Llandovery College).

**Lampeter** is 12 miles north-westerly standing by the river Teifi at the southern reaches of the Cambrian Mountains. There is a Co-op supermarket and a Sainsburys supermarket, a selection of individual shops and businesses, post office, cafes, restaurants and pubs, doctors and dentists, primary and comprehensive schools, church, council offices, police station, and a leisure centre with swimming pool. Lampeter's summer events include a popular Food Festival.

**Carmarthen** is 18 miles south-westerly. The busy county town and commercial centre on the meandering Towy river, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Next, Curry's, Morrisons, Tesco, etc., as well as a multi-screen cinema, art galleries, theatre, leisure centre, swimming pool, university college, heritage centre, and a general hospital and county museum on the outskirts.

The town is served by good rail links through Swansea to Cardiff-Paddington, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. The ruins of a Roman Amphitheatre can still be seen, and the remains of a Norman castle built circa 1094 overlook the town and the river.

The **National Botanic Garden of Wales** is east of Carmarthen (some 15 miles from the property), featuring the Great Glass House designed by Norman Foster.

**The Coast** is less than an hour's drive. To the north-west, magnificent Cardigan Bay is famous for porpoises, dolphins, seals, sea birds, beautiful beaches, and cliff top walks, with popular resorts such as Aberaeron and New Quay as well as secluded coves. To the south on Carmarthen Bay, the Millennium Coastal Park offers beaches, dunes, salt marshes, fens, woodland and leisure facilities, and Cefn Sidan Beach provides a vast, 7 mile expanse of peaceful sands and dunes. The Gower Peninsula is a little further, with a stunning coastline and beautiful unspoilt landscapes.

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**NOTES:**      **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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