



Maerdy Cottages Taliaris, Llandeilo, Carmarthenshire, SA19 7DA

Offers in the region of £1,200,000

Grade II Listed Farmhouse and 5 further cottages nestled in a delightful courtyard setting with mature trees amidst the glorious surroundings of the Dulais valley a short distance from the country market town of Llandeilo. The Maerdy was once the home farm of the historic Robert Peel Estate in the ancient district of Dinefwr. Over time the farmyard had become a derelict site until the present owner bought it in c.1981 and set about transforming it into a delightful holiday retreat by refurbishing the character Grade II listed farmhouse and converting the old stone outbuildings and barns on the courtyard into several charming cottages which stand in landscaped grounds with stream, in all about 1.2 acres (stms)

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MAERDY COTTAGES



The site is known as Maerdy Holiday Cottages. Further information on the holiday cottages can be found on the dedicated website address below:
<http://www.maerdyholidaycottages.co.uk>

In brief the current bedroom accommodation available is as follows:

- The Farmhouse - 4 bedrooms
- The Cottage (attached to Farmhouse) - 2 bedrooms
- The Stable Cottage - 3 bedrooms
- The Granary Cottage - 2 bedrooms
- Valley View Cottage - 4 bedrooms
- The Barn Cottage - 3 Bedrooms

THE FARMHOUSE



GROUND FLOOR



This beautiful 17th century farmhouse has been extensively refurbished. A front entrance porch leads into the main

reception hall with a door leading off to the left to a ground floor bedroom with en suite shower room. Off the hall on the right is an impressive sitting room with oak beams and panelling, inglenook fireplace and original bread oven. At the rear of the farmhouse is a traditional dining room with blue Aga leading to well equipped kitchen with a separate shower room/W.C. off and door to outside

FIRST FLOOR



Old oak stairs rise up from the reception hall to the first floor to three beamed bedrooms all overlooking the gardens. The floor is completed by a cosy wood panelled bathroom with separate shower.

THE COTTAGE

Attached to the Farmhouse is a charming white cottage. The cottage comprises a living room with wood burning stone, kitchen and bathroom on the ground floor with two bedrooms on the first floor. Please note this cottage is not illustrated on the floor plan as access was not possible at the time of measuring.

THE STABLES COTTAGE



The Stables enjoys a separate electric gated access from the council lane.

This delightful sing storey cottage has been furnished to very high standards and is particularly suitable for wheelchair users with easy access to the terrace and garden. Newly fitted farmhouse style kitchen with electric cooker and slate floor. Generous and light living/dining room with vaulted ceiling, exposed A frames and wood burning stove, French doors to patio and lovely garden views. Double bedroom with wash basin and built-in wardrobe. Second double bedroom with en-suite bathroom (also accessible from hallway). Twin bedded room with wash basin and built in wardrobes. Separate W.C.

FURTHER STABLES COTTAGE ASPECTS



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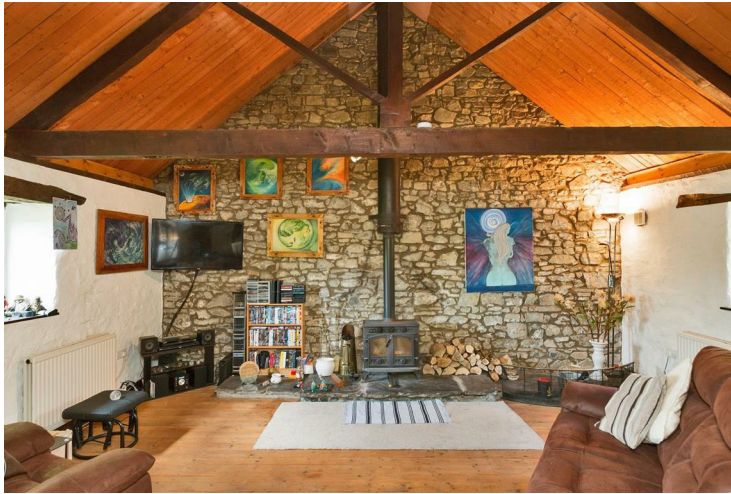
THE GRANARY COTTAGE



GROUND FLOOR

An entrance door leads into a reception hall with doors leading off to the bedroom accommodation that includes 2 double bedrooms. These bedrooms share the use of a family bathroom with a separate shower. The floor is completed by a useful walk-in store room.

FIRST FLOOR



Stairs rise up to the first floor main living accommodation that includes a large kitchen breakfast room with fitted kitchen and door to outside via side steps. A door leads off to the impressive main living room with vaulted ceiling, exposed A-frames, wood floor, exposed stone wall and the warm focal point of a wood burning stove. Attached to the Granary is an useful stone built storage room.

VALLEY VIEW COTTAGE



GROUND FLOOR



This unusual barn conversion stands as one of a pair with Barn Cottage attached. A recessed entrance porch leads into a reception hall with slate floor leading to the ground floor bedroom accommodation that comprises two double bedrooms (one with en suite bathroom). The floor is completed by a separate family bathroom. A dramatic spiral staircase twists upwards to the first floor accommodation.

FIRST FLOOR



On the right of the landing double doors open off into a spacious and light living/dining room with wood-burning stove, lofted ceiling, original beams, wooden floor and galley-style modern fitted kitchen area. On the other end of the floor are two further bedrooms that share the use of another bathroom.

THE BARN COTTAGE



GROUND FLOOR

Double French doors open into the open plan kitchen sitting room with fitted kitchen and a fireplace providing a focal point in the sitting room. At the rear of the cottage is a bathroom with separate shower and an useful walk-in storage room with door to outside.

FIRST FLOOR

Stairs rise us from the sitting room to the first floor accommodation that comprises three bedrooms with lofted original beamed ceilings (one with en suite bathroom with separate shower). The remaining bedrooms share the use of a separate bathroom.

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OUTSIDE

Maerdy Cottages are set on a delightful courtyard site that extends to about 1.2 acres (subject to measured survey) that includes very pretty landscaped grounds and gardens with mature trees, shrubs and bushes, flower borders, lawned garden areas, patio and seating areas and a small stream. The property is served by two vehicular accesses, both with electric gates (a main entrance and a separate entrance for Stables Cottage). A thirds pedestrian entrance is situate in one corner off a private parking area.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

EDUCATION



A wide range of state schools are to be found in Llandeilo, Ffairfach, Gorslas and Carmarthen (the latter two offer Welsh language secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

LOCATION



Maerdy cottages is set just south of the hamlet of Taliaris in the Dulais valley in the historic county of Carmarthenshire that is known as the 'Garden of Wales'. Close by are the Black Mountains, Llyn Brienne and Dinefwr Castle, and within easy driving distance are several famous gardens including the National Botanic Garden of Wales. Carmarthen and Cardigan Bay and the excellent sandy beaches of the Gower and Pembrokeshire are also within easy reach. Although enjoying a

delightful rural valley location, local road connections provide quick access to neighbouring towns including the ever popular market town of Llandeilo to the south being about 4 miles. The A40 road from Llandeilo takes you quickly to the larger administrative and shopping town of Carmarthen to the south west (about 18.5 miles) while the A.483 road from Llandeilo takes you south to junction 49 of the M4 at Pont Abraham taking you on to the rest of South Wales (Swansea about 28.5 miles and Cardiff about 68.5 miles) the Severn Bridge and beyond.

GENERAL REMARKS AND STIPULATIONS, WAYLEAVES, EASEM

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

PLANS, AREAS AND SCHEDULES

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

DIRECTIONS

From Llandeilo leave the town on the A.40 heading east then turn left onto the B.4302 towards Talley. Proceed on this road for about 4 miles until you reach the Taliaris cross roads. Turn right here and the properties will be found on the left hand side.

VIEWING

By appointment with BJP or Savills

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.


HOMEBUYERS SURVEY


If you are considering buying a home, make sure that you are not buying a PROBLEM Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

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WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpco.com or www.onthemarket.com

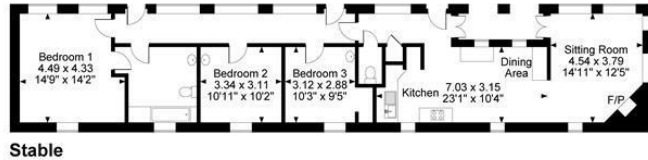
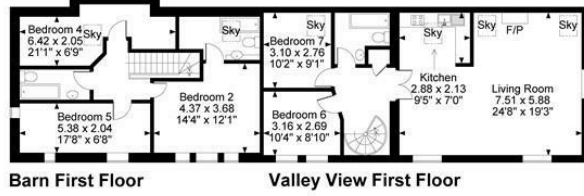
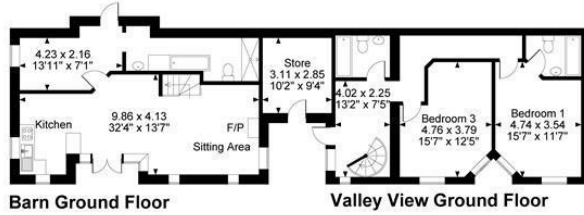
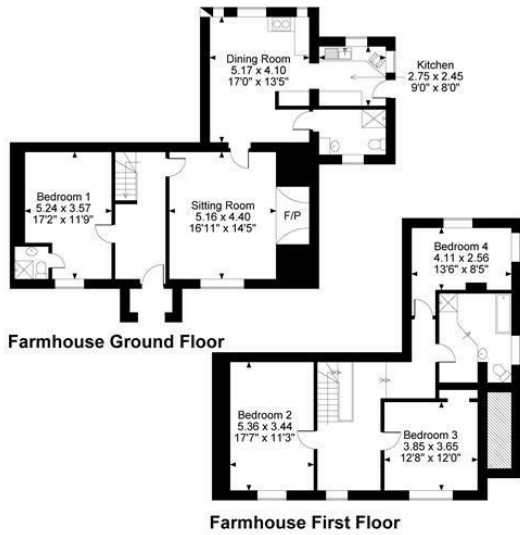
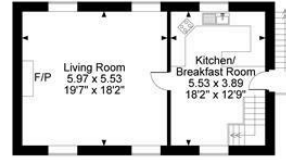
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Maerdy Cottages, Llandeilo
 Main House gross internal area = 1,820 sq ft / 169 sq m
 Granary gross internal area = 1,157 sq ft / 107 sq m
 Stable gross internal area = 1,171 sq ft / 109 sq m
 Barn Building gross internal area = 2,658 sq ft / 247 sq m
 Stores gross internal area = 251 sq ft / 23 sq m
 Total gross internal area = 7,057 sq ft / 655 sq m



Cottage attached to Farmhouse
not shown on Floorplan



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