

Ref: 0chu06

Church House, Talley, Carmarthenshire, SA19 7AX

**Charming, 2 Bedroomed, Period Village Cottage in a Captivating Location
opposite Talley's Historic Abbey Ruins, near the Church, Lakes and Countryside**

Llandeilo 7¼ miles, Llandovery 10 miles, Lampeter 12 miles, Carmarthen 18½ miles, M4 19 miles



Tucked in between two traditional houses in a village terrace, this appealing Welsh Cottage looks out to the evocative medieval ruins of Talley Abbey with hillsides beyond. The Grade II listed St. Michael's Church neighbours the abbey and Talley's two beautiful lakes stretch out along the valley beyond, completing an enchanting scene. (We are informed that the property enjoys the benefit of coarse fishing rights on the lakes.)

Built of stone with a slate roof, the extended residence is full of character and deceptively spacious with comfortable, well presented accommodation with mostly high ceilings and gas-fired central heating – comprising in brief:- Kitchen, Lounge/Dining Room with new multi-fuel stove, Inner Hall/Study Area, 2 Double Bedrooms, and modern Bathroom. There is an established, good sized rear garden affording privacy, and a pretty, stone walled cottage garden to the fore enjoying the fine views and unique air of tranquillity here.

Talley is very picturesque and peaceful, nestling amidst beautiful hills south of the Cothi Valley, rich in wildlife. There are excellent local walks and cycling opportunities. The village primary school is half a mile from the property. Cwmdru is 1¾ miles distant with a community shop/post office and pub, whilst secondary schools and town amenities are provided by Llandeilo, 7¼ miles Llandovery 10 miles (which also offers private education), and the university town of Lampeter, 12 miles distant. Carmarthen is 18½ miles away with main line railway station and general hospital, and access to the M4 Motorway is 19 miles distant. Brechfa Forest and Brecon Beacons National Park are within easy travelling distance, and the coast is about an hour's drive away.

Guide Price: £179,000



Talley Abbey dates back to the 12th Century – the impressive tower and part of the cloister remain



THE ACCOMMODATION:

Beautifully presented, with a characterful and peaceful ambience.

ENTRANCE: A new half glazed front door leads directly into the Kitchen.

KITCHEN: 13'9" x 7'. Range of oak wall and base units with marble-effect work surfaces, 1½ bowl stainless steel sink unit with mixer tap, tiled splashbacks, cooker control point, space for a refrigerator, plumbing and space for a washing machine, tiled floor, feature internal stained glass window into the Lounge and door leading into the Lounge, two steps up and stable door into the Inner Hall/Study Area.

**LOUNGE/
DINING ROOM:** 16'6" x 14'. Newly laid oak wood-effect flooring, high ceiling with exposed timbers, exposed stone wall with fireplace housing a new multi-fuel cast iron stove on a raised stone and slate hearth, with useful display recesses either side and inset beams. Two new wood-framed double glazed windows to the front aspect with views of the abbey.

**INNER HALL/
STUDY AREA:** 13'7" x 5'8" increasing to 10'7" (L-shaped). Newly laid oak wood-effect flooring, Velux roof light, built-in cupboard housing the Vaillant gas-fired boiler serving the central heating and hot water system, door off to the Bathroom, door to Bedroom 1, stable door to Bedroom 2 and internal window into Bedroom 2.

BATHROOM: 8'1" x 6'. Modern white suite comprising P-shaped shower bath with curved screen and electric shower unit, pedestal wash hand basin, and close coupled W.C. New stone tiled floor, extractor fan and door into built-in Airing Cupboard.

BEDROOM 1: 14'1" max. x 10'4". Window to the rear aspect.

BEDROOM 2: 11'6" x 11'1". Vaulted ceiling with exposed timbers, tiled floor. Dual aspect with window to the rear and to the side and an external half glazed stable door to the rear garden.

EXTERNALLY:

GARDENS: The rear garden is very pleasant and reasonably private, having steps up to a raised patio, a pathway, lawn, trees, boundary hedges, and an area at the end of the garden ideal for a further patio with views of the abbey ruins beyond the rooftop.

The front garden is bound by an attractive old stone wall, has a trellis and climber around the door, traditional flowering plants and shrubs and a small lawn. The main feature of the front garden is its sublime aspect across the lane to the medieval monastic ruins and church.

THE APPROACH: The property is approached along a quiet country lane that turns off the B4302 road at Talley, and is situated opposite Talley Abbey. Lay-by parking is available in the lane.

Kitchen



Lounge/Dining Room





Inner Hall/Study Area



Bedroom 1



Bedroom 2



Bathroom





The external door from Bedroom 2 leads into the rear garden





From the front garden – the abbey and church exude a sense of serenity across the valley



From the lounge ... a rainbow adds a touch of magic to the charming scene



The approach – aspects of the lane



From the abbey grounds ... looking back towards the forested hills behind the property



... and to St. Michael's Church (Grade II Listed)



A stroll through the abbey grounds brings the beautiful Upper Talley Lake into view





VIEWING:

Only by prior appointment with

PROFILE HOMES

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SERVICES: We understand that the property is connected to mains gas, mains electricity, mains water and mains drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements. Broadband is available.

COUNCIL TAX: We are informed that the property is within Council Tax Band "C" (Carmarthenshire County Council)

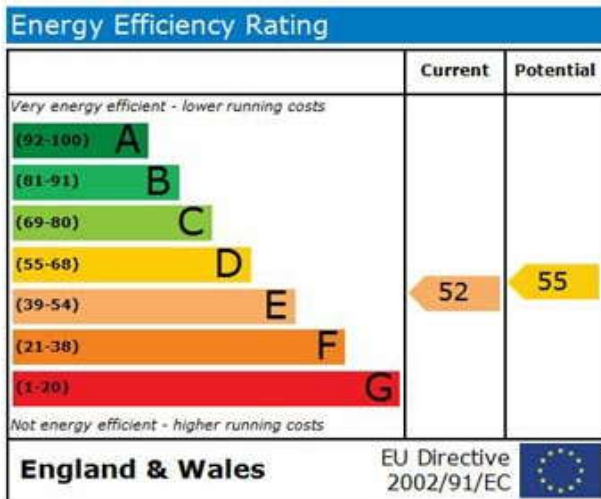
FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

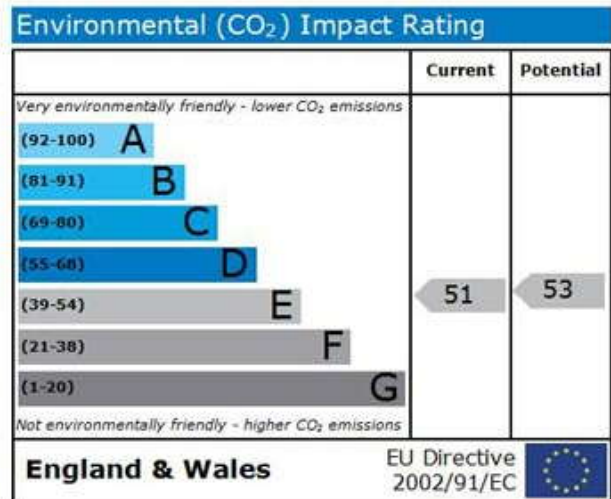
TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

FISHING RIGHTS: We are informed that the property has coarse fishing rights on Talley Lakes.

ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

A misty morning in nearby Talley Woods



THE LOCATION:

The property is delightfully situated in a small community near Talley's ancient abbey, church and lakes on the western side of Talley village, which is along the B4302 country road that runs from Llandeilo to Talley and on to Crugybar. The church hall is used for community events, and the village primary school is about half a mile from the property south-easterly. This is a beautiful location along a peaceful green valley with gentle hills all around.

Talley Abbey dates back to the 12th 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 church (St. Michael's) was rebuilt by the Williams family of nearby Edwinstord in 1773 (mainly from the 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. 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 close by, with footpaths, bridleways, and hillside viewpoints to enjoy. The Woodlands are managed by Talley's Community Association in conjunction with the Forestry Commission. 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.

Edwinstord is about 1½ miles north of the property in the Cothi River Valley, a sleepy hamlet once the seat of a powerful country estate which extended over a considerable area. The Edwinstord Estate also had an impact on the local landscape by extensive tree-planting in the 18th and 19th Centuries, in particular oaks and elms. (The ruins of the old mansion house still remain within a privately-owned local property.) The Cothi Valley is beautiful with soft hills clothed in ancient woodland and the pretty river flowing through on its way to join the river Towy en route to Carmarthen Bay. Colourful kingfishers and the occasional otter can be spotted hereabouts.

Cwmdu village is 1¾ miles southerly, with a community-run shop/post office and a pub.

Llansawel is about 3 miles northerly, also by the River Cothi near Brechfa Forest, having a primary school and two pubs.

Brechfa Forest is a few miles west of the property (well signposted from Llansawel), originally a royal hunting forest in the 6th 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.

The Dolaucothi Roman Gold Mines are 6 miles or so northerly along the Cothi Valley, near Pumpsaint and Caio, set amidst wooded hillsides within a large National Trust estate with waymarked walks, bridleways, riverside picnic areas, and trails leading into the mountains.

Llandeilo is about 7¼ 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 13th 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 18th Century as a market town and banking centre for cattle drovers. It once had corn and woollen mills as well as a tanning industry, and it is still an agricultural centre nowadays. 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.

Dinefwr Park is just outside Llandeilo, with a 17th Century manor house (Newton House), woodland, mill pond, fallow deer, white cattle, and the Castle Woods Nature Reserve, which offers a walk to the 12th Century **Dinefwr Castle**, perched on a rocky crag commanding stunning views along the Towy Valley. Across the river to the east of Llandeilo is the rugged Black Mountain region in Brecon Beacons National Park, where the magnificent 14th Century Carreg Cennen Castle can be seen dramatically set atop a limestone outcrop near the village of Trapp, about 12 miles south of the property.

Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Forest Fawr, the Central Brecon Beacons and Black Mountains Range to the east. The scenery is spectacular with diverse countryside including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. The park can be explored on foot, horseback, bicycle or by car. There are Castles at strategic points on the boundaries of the park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

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, main post office, banks, doctor's and dentist's surgeries, hotels, cafes, restaurants, pubs, swimming pool, small hospital, primary and secondary schools, 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). The name Llandovery means "The Church Amidst The Waters" – since the river Towy is on one side of the valley, the river Bran is on the other, and the Y Bawddwr meanders through the town centre. The town was once a vital centre for cattle drovers en route to England, and the very first bank in Wales was established here ("The Bank of the Black Ox")

Lampeter is 12 miles north-westerly standing by the river Teifi at the southern reaches of the Cambrian Mountains, a small, rural town but well known because of its University of Wales campus, where the main building is around a quadrangle dating back to 1827 (although the original university was founded in 1822). Lampeter is the smallest university town in the UK. There is a Co-op 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 well known Food Festival. There are plenty of country walks round and about, and the wilder mountain landscapes are within easy reach of town.

Carmarthen is 18½ 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, Woolworths, Next, Debenhams, Monsoon, Curry's, 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.

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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