

Ref: Open08

Penlan Fach, Talley, Carmarthenshire, SA19

Very Secluded 3 Bed Period Property with Detached 1 Bed Cottage (Converted Coach House) and Circa 20 Acres of Pasture and Woodland.

Fabulous Views across Talley's Beautiful Countryside, No Neighbours.

Talley village 1 mile, Llandeilo 7½ miles, Lampeter 13 miles, M4 19½ miles, Carmarthen 20 miles.



Hidden away on a gentle hillside above Talley, this delightful gem of a property exudes country charm and character, having an almost medieval air in part with gothic arched window styles and upper oriel bay, exposed beams and stonework, galleried mezzanines, and other lovely features. We are informed that its origins actually date back to 1630 and it was once part of the eminent Edwinstow Estate that was formed in the 17th Century. The property also has the benefit of a most attractive converted coach house with potential for holiday letting. The comfortable, well appointed, well presented accommodations offer in brief:-

Main Residence – stone built with mid of exposed stone and rendered elevations and slate roofs:

First Floor: 3 Double Bedrooms and Bathroom; Ground Floor: large Kitchen/Dining Room with Mezzanine Office over (gives access to bedroom 3), Living Room with Inglenook fireplace, Inner Hall/Study Area, Utility Room, Shower Room with W.C., and Boot Room.

Detached Cottage – Converted Coach House – stone built with a slate roof:

Open-plan, split-level, living accommodation offering: Living/Dining Room, Mezzanine Double Bedroom, Kitchen, and Shower Room. (Potential to increase size by extending into remaining part of barn, subject to P.P.)

Outbuildings – Pole barn adjoining the rear of the cottage, and a further small stone barn.

Land – Delightful gardens and grounds and circa 20 Acres (we are informed) of pastureland and woodland.

The property occupies a totally private setting with no neighbours and superb views. Talley village is less than a mile away with a primary school, and the historic ruins of Talley Abbey next to two natural lakes is a little further away with excellent walking and cycling opportunities nearby. Llandeilo's town amenities are 7 miles distant.

Price Guide: £595,000

Glorious Views from the Property's Land



The main residence ...



... and converted coach house to one side



THE MAIN RESIDENCE:

With oil-fired central heating via the Stanley range in the Kitchen, and predominantly wood-framed double glazing.

Ground Floor –

FRONT ENTRANCE PORCH:

Attractive front porch with pitched slate roof, low wall base, half glazed entrance door with feature stained glass arched window above, gothic arch styling to side windows, quarry tiled floor, and double glazed doors leading into the spacious Kitchen/Dining/Family Room (which opens out to the right), with a half glazed stable door immediately left leading into the Inner Hall/Study Area.

KITCHEN/DINING/ FAMILY ROOM:

23'8" x 14'6" max. An impressive room – with light flooding in via the two feature deep set gothic arch windows to the front elevation with slate sills and stained glass upper panes. Traditional quarry tiled floor, vaulted ceiling with exposed A-frames and purlins. Bespoke wall and base wooden kitchen units, twin stainless steel sink unit with mixer tap, granite work surfaces, tiled splashbacks, plumbing for a dishwasher, Stanley oil-fired range serving the central heating and hot water system, space and point for electric cooker, bespoke staircase leading up to a Galleried Mezzanine Office with access to Bedroom 3, understairs storage cupboard, door through to the Utility Room.

GALLERIED MEZZANINE OFFICE:

12' x 7'5". Balustrade overlooking the Kitchen/Dining Room, exposed floorboards, Velux roof light to the rear, and double doors leading through to Bedroom 3.

BEDROOM 3:

16'7" x 8'2". Exposed timbers, oriel bay window to the side aspect with gothic arch styling, looking towards the detached cottage with views across the property's land.

UTILITY ROOM:

8'1" x 5'3". Quarry tiled floor, pine base unit with marble-effect work surface, composite sink with single drainer, plumbing and space for a washing machine, space for an upright fridge/freezer, ceiling downlight, window to the side aspect, door off to Shower Room, and door into the front Boot Room.

SHOWER ROOM & W.C.:

8'1" x 4'7". Quarry tiled floor, corner shower cubicle, wall-mounted wash hand basin, close coupled W.C., ceiling downlight, extractor fan and window to the rear aspect.

BOOT ROOM/ SIDE ACCESS:

8'5" x 4'9". Quarry tiled floor, windows with gothic arch styling to the front aspect and external door to the side.

Accessed from the front porch and immediate left off the Kitchen/Dining Room entranceway:

INNER HALL/ STUDY AREA:

14'1" x 7'8". Quarry tiled floor, exposed ceiling beam, two windows to the front aspect, door into large built-in cloaks cupboard, staircase to the first floor, understairs storage cupboard, fitted shelving, and opening through to the Lounge.

LOUNGE:

14'6" x 11'6". Exposed ceiling beams and timbers, lovely stone Inglenook fireplace with a wood-burning stove on a slate hearth, feature original bread oven to one side, and bressumer beam above, double fully glazed French doors leading out to the front gardens.

Kitchen/Dining/Family Room





Inner Hall/Study Area



Lounge





Mezzanine Floor – Bedroom 3



First Floor –

The main staircase leads up from the Inner Hall/Study Area.

HALF LANDING: Window to the rear aspect.

LANDING: Partially exposed A-frame, access to the loft, and doors off Bedroom 1, Bedroom 2, and the Bathroom.

BEDROOM 1: 14'4" x 11'6". Partially exposed A-frame, window to the front aspect.

BEDROOM 2: 14'4" x 8'6". Partially exposed A-frame, window to the front aspect.

BATHROOM: 7' x 5'5". White suite comprising bath, pedestal wash hand basin, both with fully tiled surrounds, and close coupled W.C. Exposed floorboards, double doors into Airing Cupboard with storage cupboard above, frosted-glass to the front aspect.

Bedroom 1



Another aspect of Bedroom 1



Bedroom 2



Bedroom 2 again



Bathroom



THE DETACHED COTTAGE – CONVERTED COACH HOUSE:

Situated to one side of the residence, this attractive stone built, slate roofed former Coach House is believed to date back to 1906. A substantial part of the barn was converted fairly recently to provide a 1 bed cottage, as described below, and there is scope to increase the accommodation by extending into the remaining portion of the barn subject to planning permission being obtained. The delightful open-plan, split-level accommodation has oil-fired central heating and is ideal for family use, visitors and “overflow” accommodation – and offers potential for holiday letting.



ENTRANCE: The former opening for coaches has been transformed with glass to provide a particularly wide front door and large glass window panels for plenty of light inside.

ATTRACTIVE OPEN-PLAN, SPLIT-LEVEL LIVING SPACE:

LOUNGE/DINING AREA: 22' x 15'5". Vaulted ceiling with exposed A-frames and purlins, exposed stonework, tiled floor, wood-burning stove to one corner, fitted bookshelf, feature narrow slit window to the rear, and wooden external door to the rear. A staircase leads up to the Galleried Mezzanine Double Bedroom and steps lead down a small passageway with door off to the Shower Room, then opening out into the Kitchen.

MEZZANINE BEDROOM: 19'7" (including stairwell) x 9'7". Exposed floorboards, exposed Aframes and purlins, balustrade overlooking the Lounge, large feature Catherine wheel window to the gable end with exposed stone surround, overlooking the valley countryside.

KITCHEN: 9'9" x 7'6". Range of cream wall and base units with granite-effect work surfaces, tiled splashbacks, space for electric cooker, stainless steel extractor hood over, stainless steel sink unit with single drainer and mixer tap, plumbing and space for a dishwasher and washing machine, space for upright fridge/freezer, tiled floor, Grant oil-fired boiler serving the central heating and hot water system. Window to the side aspect.

SHOWER ROOM: 9'1" x 6'. Large fully tiled corner shower cubicle, vanity unit with inset wash hand basin, cupboard below and shaver/light point above, tiled splashback, close coupled W.C., chromium heated towel rail/radiator and fitted towel rack above, small storage cupboard, tiled floor, extractor fan, and external door to the front.

Open-plan, split level living accommodation





Kitchen



The Mezzanine Bedroom ...



... with the charming Catherine wheel window



Shower Room



REMAINING PORTION OF BARN:

The remainder of the former coach house that has not been converted offers scope to expand the accommodation, subject to planning permission being obtained.

20'2" x 16'2". Separate access door at the front. One original horse stall in situ and cobbled flooring. Small window to the rear aspect. Loft space above. Power and lighting connected. The property's water filtration system is here.

ADJOINING POLE BARN:

24' x 17'. Attached to the rear of the former coach house barn, a lean-to, open-fronted pole barn with polycarbonate corrugated roof, providing a useful storage and covered work area.

SMALL STONE BARN and ADJOINING STORE::

Situated to the other side of the residence, a delightful stone barn with a pitched slate roof and adjoining store – offering a variety of garden and recreational uses, such as ... potting shed, garden implement and furniture store, cycle store, etc., and a lovely barbecue area.

Barn:

15'7" x 14'1". Stone built with a slate roof (partially felted), stable door entrance, window to the front, window to the rear, and high-level former hay loft access to the gable end, concrete floor, power and lighting connected.

Adjoining Store:

15'7" x 14'2". Open-fronted store adjoining the end of the barn, with corrugated roof, concrete floor, and two windows at the rear. Presently used as a log store.

The gable end of the coach house



The pole barn at the rear of the coach house



The small stone garden barn and store



Looking along the front terrace towards the garden barn and store



THE APPROACH:

The property is approached along a very long winding track (probably approaching one mile long) that turns off the B4302 road at Talley, crosses neighbouring farm and woodland, and culminates at the property's gated entrance and gravelled driveway leading on to the parking and turning area in front of the house and coach house cottage. (The property has legal right of access along the approach track.)

THE GARDENS AND LAND:

The gardens provide a charming setting, with delightful sheltered and landscaped areas around the residence, including a paved terrace and low stone walls, beds and borders with a variety of flowering plants, specimen shrubs and climbers, lawns, and beautiful trees – a peaceful haven rich in wildlife. On a lower level to the fore there is a gravelled viewing and seating area – a relaxing place to enjoy the wonderful panoramic views across Talley and its beautiful surroundings. To the far side of the residence is an extensive fenced area consisting of long borders planted in English country garden style, with productive soft fruit and vegetable beds to the side.

We are informed that the property's land amounts to 20 Acres or thereabouts (to be confirmed), of which about 15 acres is pastureland and circa 5 acres is woodland.

The pastureland is gently sloping in character, in good heart, and divided into various enclosures. A spur off the approach driveway gives gated access into the pastureland, with the fields being interconnected. Most of the fields have water via a natural stream for livestock etc. The attractive, established woodland lies to the front of the property and is sloping in nature. A variety of stunning views can be enjoyed from different aspects of the land.

Notes – The property's land has benefited from previously being in the Tir Gofal agri-environment scheme. The woodland is presently within a Forestry Commission Woodland Grant Scheme until 2016 (details with the vendors).

The approach track



The driveway leads by the side of the coach house through to the residence

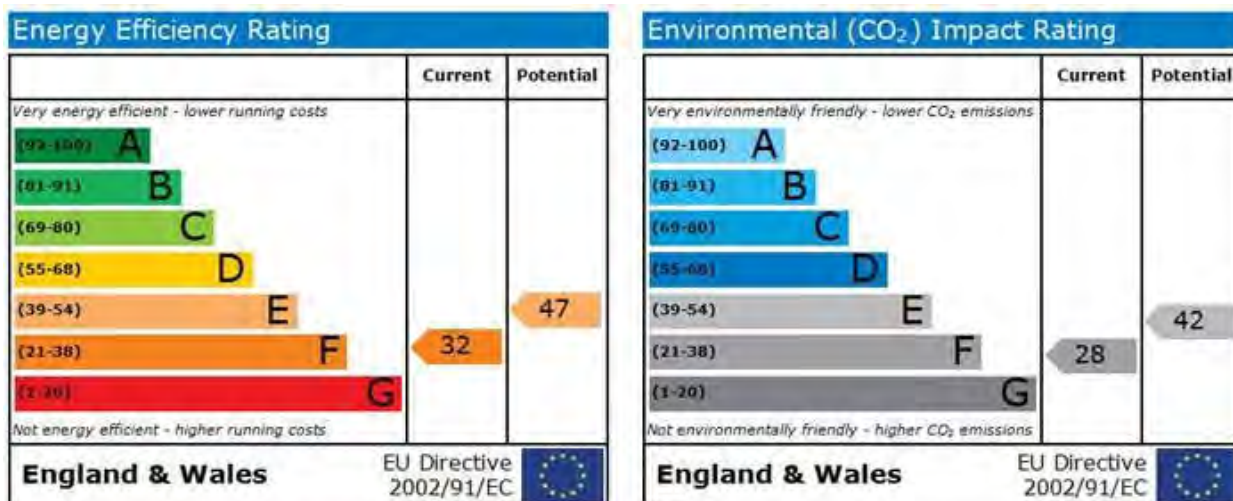


Further aspects across the property's land

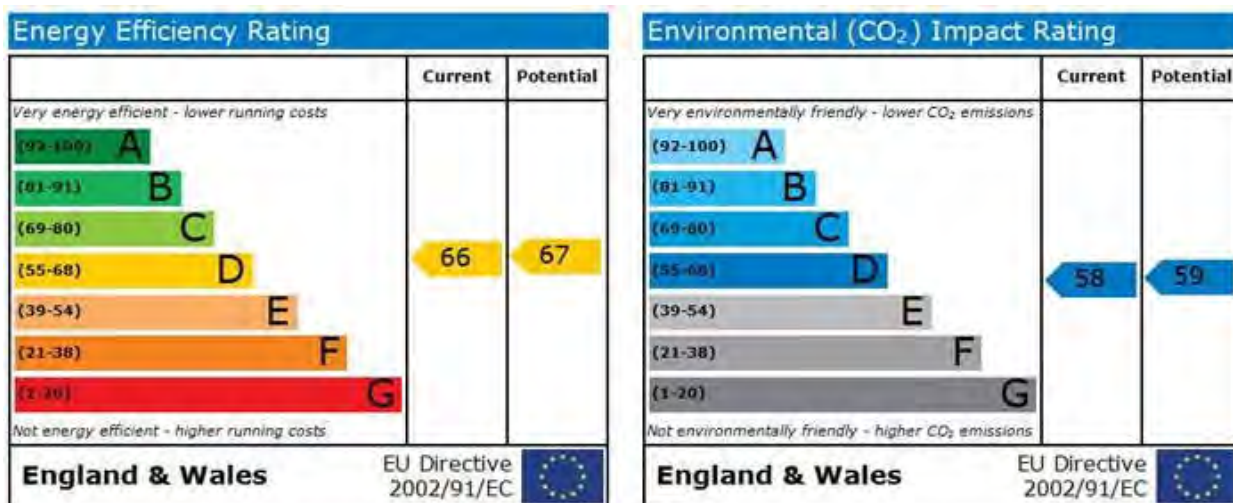


ENERGY PERFORMANCE:

Penlan Fach Main Residence:



Converted Coach House:



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.

SERVICES:

We understand that the property is connected to mains electricity and has a private treated spring water supply, and a private drainage system. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property is within Council Tax Band "E" (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.



Philip

VIEWING:

By appointment with the Selling Agents –

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THE LOCATION:

Talley is very picturesque and peaceful, nestling along a lush green valley amidst beautiful hills south of the Cothi Valley, rich in wildlife. The property is situated on a hillside above the village, which is mostly situated along the B4302 country road that runs from Llandeilo to Talley and on to Crugybar, and has a primary school. To the western side of the village are the historic Talley Abbey and Lakes in a charming setting.



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 Edwinstford in 1773 (mainly from the ruins of the abbey) and still contains the original numbered pews. The church hall is used for community events. The abbey and church stand at the head of **Talley Lakes** – two scenic 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 nearby, 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.

Edwingsford is about 2½ miles northwards in the Cothi River Valley, a sleepy hamlet once the seat of the Edwingsford Estate, a powerful country estate which extended over a considerable area, of which the property was once part. The 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 3 miles southerly, with a community-run shop/post office and a pub.

Llansawel is about 4 miles north-westerly, also by the River Cothi near Brechfa Forest, having a primary school and two pubs.

The Dolaucothi Roman Gold Mines are 7 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.

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.

Llandeilo is about 7½ 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 12½ 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 Fforest 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”) to accommodate their money.

Crychan & Halfway Forest lies to the north-east of Llandovery (off the A483), an extensive area stretching up northwards from the edge of the Brecon Beacons National Park, with forest roads and numerous trails. The impressive Cynghordy Viaduct is about 6 miles north-east of Llandovery, a major feature of the landscape with 18 arches, carrying the Heart of Wales railway line. **The Dinas Nature Reserve**, run by the RSPB, is north of Llandovery, some 19 miles north-east of the property, in the wilder reaches of the upper Towy valley, with wonderful scenery, ancient woodland, pools, waterfalls, and abundant wildlife. About half a mile further north is the great Llyn Brianne Dam and Reservoir, beyond which lie the vast uplands of Elenydd, a boundless area of rolling moors, sparkling rivers, and few motoring roads.

Lampeter is 13 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 food store, a Sainsbury's 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 20 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 16 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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