

Ref: 0cha58

Chapel House, Talley, Llandeilo, Carmarthenshire, SA19 7YH.

A Grade II Listed Character 3 Double Bedroomed House (1 En-Suite), on the edge of the picturesque village of Talley with its Historic Abbey Ruins, Church, Scenic Landscapes and Lakes.

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



This period Grade II listed house has records going back to the early 19th Century and was formerly part of the adjacent Chapel. Not only is this house a lovely family home we believe it would make an ideal holiday home.

The accommodation, consists of :-

Ground Floor: Entrance Lobby, Lounge/Dining Room, Hall, Utility Room, Cloakroom, Kitchen/Breakfast Room.
First Floor: Double Bedroom with an En-Suite Shower Room, 2 further Double Bedrooms and a Bathroom.

Externally: Terrace to the front, rising/tiered gardens to the rear stocked with a plethora of specimen plants and shrubs. There is a variety of seating areas, a small lawn, a thatched gazebo, timber garden sheds and stores and a greenhouse. There is ample off road car parking for numerous cars.

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. We understand that Talley also has a pop up shop on a Sunday morning in front of the former village pub in the village centre. This we are informed usually sells good quality meat, fruit and vegetables and pastries. Also the old blacksmiths on the main road has received planning permission for a tearoom and shop which will be an added attraction for the area. 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, Llandovery 10 miles, (also with private education), and the University town of Lampeter, 12 miles. 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. There are numerous places to visit including Roman gold mines, historic castles, Talley and Brechfa Forests, the rugged Black Mountain, the Towy Valley, and the coast (about an hour's drive).

Price Guide: £310,000

THE RESIDENCE

With a lovely welcoming ambiance the house has flagstone floors with underfloor heating and deep slate window sills on the ground floor, predominantly sash windows and internal secondary glazing.

Ground Floor –

- ENTRANCE LOBBY:** Canopy porch, front door leading into the lobby which opens out into the lounge/dining room.
- LOUNGE / DINING ROOM:** 16' x 15'6". Exposed feature stone fireplace with Bressumer beam over housing a wood burning stove. Double aspect with French doors to the rear and a window to the front. Flagstone floor. Staircase to the first floor and under stairs storage cupboards. Partially glazed door to the inner hall.
- INNER HALL:** Flagstone floor, window to the front, doors to the kitchen/breakfast room and utility room.
- KITCHEN / BREAKFAST ROOM:** 16' x 15'6". Range of white gloss wall and base units which incorporate a breakfast bar. 1 1/2 bowl ceramic sink with drainer and mixer tap, granite effect work surfaces and tiled splashbacks. Concealed, integral dishwasher and two fridges, built in electric oven and ceramic hob, stainless steel chimney hood style extractor fan. Worcester oil fired boiler which serves the central heating and the hot water. Flagstone flooring. Triple aspect, windows to the front, side and rear and door to the front terrace.
- UTILITY ROOM:** 5'6" x 5'5". White gloss wall and base units with granite effect work surface over. Stainless steel sink with mixer tap, plumbing and space for a washing machine. Tiled splashbacks. Door to the cloakroom.
- CLOAKROOM:** 5'5" x 4'2". Wall mounted white gloss units. Pedestal wash hand basin, fitted mirror, light and shaver point. Low level W.C. Flagstone floor. Extractor fan. Window to the rear.

First Floor –

- LANDING:** A staircase from the lounge/dining room leads to a split half landing where there is a window to the rear. Stairs continue to the left and right to the first floor landings.
- Right landing:**
- BEDROOM 1:** 15'10" x 11'3". Window to the front aspect. Door to the en-suite shower room.
- EN SUITE SHOWER ROOM:** 7' x 6'. Shower enclosure with electric shower unit, low level W.C. pedestal wash hand basin, fully tiled walls, extractor fan and tiled floor.
- BEDROOM 2:** 11' x 9' max. L shaped room. Window to the front, built in cupboard.
- Left Landing:** Airing cupboard. Doors to:-
- BEDROOM 3:** 13'4" x 9'. Two windows to the front aspect.
- BATHROOM:** 7'3" x 7'2". White suite comprising of a paneled bath with shower over with shower screen, pedestal wash hand basin and low level W.C. Tiled floor, extractor fan. Window to the rear.

EXTERNALLY

THE APPROACH: The property is approached off the B4302 with a wide gravel driveway leading up to the residence. There is ample parking to the side of Chapel House and gated access to further secure parking at the rear of the house.

The house is located to the rear of the little used Esgairnant Chapel.

GARDENS & GROUNDS: The gardens are a delight, with meandering rising pathways, various private seating areas, one with a thatched gazebo, a small lawn, many specimen mature shrubs and trees all making for a haven for birdlife. Far reaching views across the valley can also be enjoyed from the gardens. There are two timber garden sheds, a potting shed with glazed front, a sizeable greenhouse and garden store sheds alongside which are compost bays. To the other side of the garden a further enclosed area where there is a timber store shed. There are various outside power points and water taps.

SERVICES: We understand that the property is connected to mains electricity, mains water and mains drainage. Heating and hot water are provided by an oil fired boiler. The ground floor has underfloor heating and there are radiators on the first floor. Telephone with a broadband facility is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We understand 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.

VIEWING: **Only by prior appointment with the Sole Selling Agents –**

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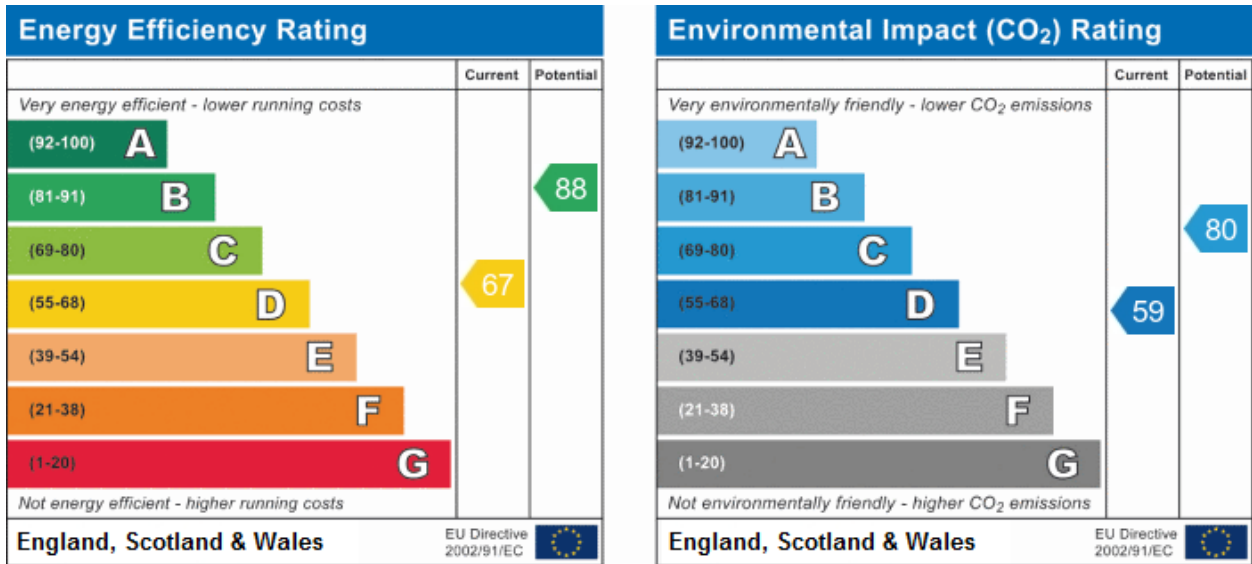
Tel: 01550 777790

Email: contact@profilehomes.com

Website: www.profilehomes.com



ENERGY PERFORMANCE GRAPH: -



THE LOCATION:

The property is delightfully situated in a small rural community near Talley’s ancient abbey, church and lakes. We understand that Talley started having a pop up shop on a Sunday morning in front of the former village pub in the village centre. This we are informed usually sells good quality meat, fruit and vegetables and pastries. Also the old blacksmiths on the main road has received planning permission for a tearoom and shop which will be an added attraction for the area. 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, cycling and bird-watching opportunities.

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 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 “Tallyllychau”, 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.

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 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 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.

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). 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.

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 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 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 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, Debenhams, 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.

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.

PROFILE HOMES

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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