

Trewern Fawr, Talley, Llandeilo, SA19 7EJ

A beautifully presented property in a delightful rural location enjoying far reaching views. Traditional 3 Bedroom Welsh Farmhouse, Detached Stone Barn (scope for conversion S.T.P.P.) Two pasture paddocks, all in circa 5 acres. Perfect Smallholding or private Equestrian use. Near the village of Talley with its historic Abbey ruins, church and lakes.

Llandeilo 7 miles, Llandovery 9 miles, Lampeter 15 miles, Carmarthen 21 miles, (A48/M4 Link).



This charming detached Period Residence is of stone construction with a slate roof. It has recently undergone improvements to include new Everest uPVC Sash windows and externally the beautiful stonework has been refurbished and dressed.

Accommodation: Ground Floor: Kitchen/Breakfast Room, Boot Room, Utility / Cloakroom. Lounge with Inglenook fireplace, Dining Room, Sitting Room with large Inglenook fireplace. First Floor: 3 Bedrooms, separate Dressing Room and a Shower room.

Externally: Large Detached Stone Barn which benefits from a new slate roof, offering potential for conversion into a residential annexe or holiday let accommodation, subject to planning approval.

Land: The pastureland is flat to gently sloping within two enclosures perfect for those looking for a smallholding or equestrian property – the whole totalling c.5 acres.

Location: The property is set amidst picturesque countryside and enjoys far reaching views across gently rolling countryside. There is one neighbouring property. Local villages and towns are within easy driving distance, as are Brechfa Forest and the Brecon Beacons National Park. There is a primary school in Talley, just over a mile away, a picturesque village with the historic ruins of Talley Abbey at the head of the lakes. 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 meat, fruit and vegetables and pastries. The village of Cwmdru is 2.7 miles distant with a community shop/post office and pub. The delightful old market towns of Llandeilo and Llandovery are 7 and 9 miles distant respectively. *(More about the location will be found at the end of these particulars).*

Price £475,000

THE FARMHOUSE:

Ground Floor –

SIDE ENTRANCE/BOOT ROOM: 9'1" x 5'8". Stable door entrance. Terracotta tiled floor. Window to the rear. Cloaks hanging area.

UTILITY/CLOAKROOM: 8'1" x 5'8". Grant oil fired boiler which serves the central heating and the hot water. Tall storage cupboard, work surface with stainless steel sink and single drainer, plumbing and space for a washing machine, low level W.C., terracotta tiled floor.

KITCHEN/BREAKFAST ROOM: 19'3" x 8'1". Fitted oak kitchen with wall and base units and granite work surfaces. Composite sink with mixer tap and single drainer. Cooker control point with space for a range style cooker. Stainless steel extractor hood. Room for a fridge/freezer. Ceiling downlights, tiled floor, dual aspect with window to the front and side.

LOUNGE: 15'9" x 15'2". Inglenook fireplace which houses a multi-fuel stove on a slate tiled hearth and display recess to one side. Partially glazed door and window to the front aspect. Door to the staircase to the first floor and understairs storage cupboard.

DINING ROOM: 12'7" x 8'1". Two windows to the rear.

SITTING ROOM: 13'3" x 6'9". Large Inglenook fireplace with former bread oven to one side, housing a multi-fuel stove on a tiled hearth. Window to the rear and half glazed door to the front aspect.

First Floor –

MAIN LANDING: Loft access and doors to:

BEDROOM 1: 15' x 9'1". Window to the front with lovely views.

DRESSING ROOM: 6'9" x 4'10" excluding the built in wardrobes on either side of the room. Window to the front.

BEDROOM 2: 14'3" x 8'10". Window to the front aspect, again with lovely views.

REAR LANDING: Window to the rear. Doors to:-

BEDROOM 3: 13'6" x 8'3". Airing cupboard and window to the rear.

SHOWER ROOM: 8'2" x 8'1". Pedestal wash hand basin, low level W.C. Large fully tiled shower enclosure with drencher head shower and hand attachment. Heated towel rail. Window to the rear.

Floorplan to follow shortly

EXTERNALLY:

THE APPROACH:

The property is approached off a very quiet minor country lane, with double timber entrance gates leading into a gravelled driveway, which has ample parking and turning space for numerous vehicles.

Whilst in a peaceful scenic area, the property is not remote, and has one close neighbouring property, which is a barn conversion.

THE GARDENS:

To the front of the house there is an attractive stone wall and a full width paved terrace, a delightful area to sit and enjoy the surroundings. Beyond the parking area there is a good size lawn offering far reaching countryside views.

To the rear and side of the stone barn there is a large grassed area and a walled section currently housing a chicken house and run and a raised bed. This area could easily be used for growing vegetables/fruit etc.

DETACHED STONE BARN:

A large attractive stone barn which has potential for conversion to further residential accommodation or perhaps a holiday let or two. Subject to obtaining the necessary planning permission.

The barn has a new slate roof and timber garage doors and windows. The building has power, lighting and a concrete floor. Sections as follows:-

SECTION 1 - GARAGING:

29'9" x 17'8". Two double vehicular timber doors to the front, a window to the front and a pedestrian door at the rear. Internal access to:-

SECTION 2 - STORE:

19' x 17'9". Partial block built internal division. Two windows to the front.

SECTION 3 - STORE:

17'9" x 10'. Pedestrian access to the front.

FORMER PIG PENS:

To the end elevation there are the remains of two former pig pens. Whilst currently used as a further store area, it would be possible to place a roof over this section to create some small livestock pens if required.

THE LAND:

The property totals circa 5 acres, with the pasture land of 4.39 acres being divided into two level to gently sloping paddocks. The paddocks can be accessed via a gateway from the garden area at the end of the gardens and also via a gateway off the approach lane. The paddocks are inter-connected by a vehicular gateway. The paddocks are bound by mainly stock fencing, with natural hedging and trees. Within one enclosure there is a base suitable for the erection of a field shelter.

SERVICES:

We understand that the property is connected to mains electricity, and has a private borehole water supply which is filtered and treated, and a private septic tank drainage system. The residence has oil-fired central heating. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

Carmarthenshire County Council, Band F.

FIXTURES & FITTINGS:

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

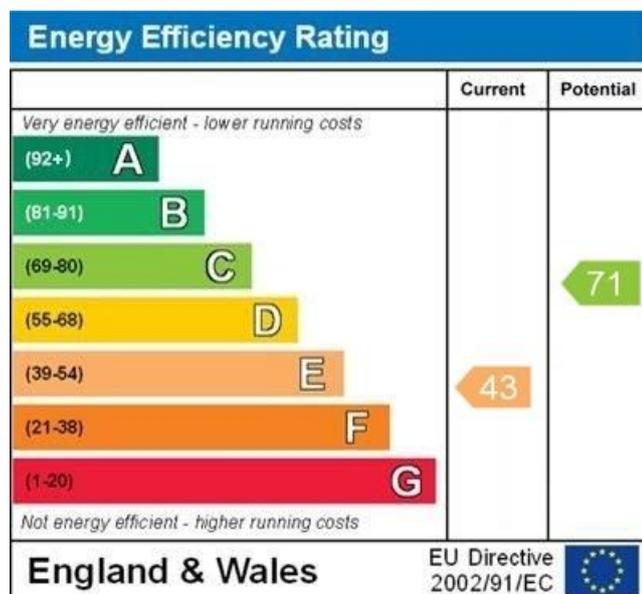
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

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.

ENERGY PERFORMANCE FIGURES



VIEWING: By prior appointment only with ProFile Homes



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THE LOCATION:

Trewern Fawr enjoys a favourable rural location in mid-Carmarthenshire, an area of rolling green hills, woodland, meandering streams, scattered villages, and quiet country lanes, rich in beauty and wildlife – including red kites, curlews and buzzards.

Talley an historic village is about 1 mile west of the property on the B4302 road, and has a primary school. Further into the village centre are the ruins of the famous 12th Century Talley Abbey and two ancient Lakes. Though the abbey became ruinous in the Middle Ages, the impressive tower and part of the cloister remain. The lakes were formed at the end of the Ice Age and are a haven for wildlife. Between the two lakes is a tree covered motte – possibly once a Welsh fortification. Talley Woodlands are near the village, a delightful area with footpaths and bridleways, and viewpoints on the hillside to enjoy the scenery. The Woodlands are managed by Talley's Community Association in conjunction with the Forestry Commission's "Forest Enterprise". The Cothi valley is beautiful with soft hills clothed in ancient woodland and the pretty river winding its way to join the Towy en route to Carmarthen Bay. Colourful kingfishers and the occasional otter can be spotted hereabouts.

Cwmdu a little village, is 2.7 miles to the south-west, with a pub, shop and post office (managed by the local community).

Llanwrda is 4 miles eastwards near the junction of the A40 and the A482 roads, by the River Dulais, which flows south-easterly to join the larger Towy River on the other side of the A40. The village has a convenience store/post office, primary school, public house, and village hall, together with a small railway station on the outskirts, which is on the scenic Heart of Wales line that runs from Swansea to Shrewsbury over 121 miles through some wonderful countryside. The old market village of **Llangadog** is 5 miles to the south-east of the property, providing a primary school, general store/post office, small supermarket, butcher's, pubs with restaurants, and a small Heart of Wales railway station on the outskirts.

Llandeilo this charming town is 7 miles south of the property, at the fringe of the Brecon Beacons National Park, with distinctive shops, galleries, pubs, hotels, restaurants, main post office, health centre, schools, churches, fire, ambulance and police stations. Llandeilo's railway station is also on the Heart of Wales line, and the A483 road runs through the town leading southwards to Swansea. Standing in an elevated situation on the banks of the River Towy, the town was once the medieval capital of Carmarthenshire. The town retains its old world charm, with narrow streets, historic Georgian buildings, and a delightful old stone single-span bridge over the Towy, built in 1848.

Llandovery an historic market town in the upper Towy Valley is 9 miles away, surrounded by rolling hills at the north-western edge of the National Park. The town has a mix of fine Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school (Llandovery College). There is a good selection of shops, a supermarket, post office, hotels, cafes, restaurants, pubs, swimming pool, small hospital, primary schools, bus service, and a railway station (also on the Heart of Wales line).

Brechfa Forest is a few miles to the west, well signposted from Llansawel. One of the largest areas of Forestry Commission property in Wales, covering around 50 square miles, the forest contains delightful woodland and riverside walks, and extensive bridleways and tracks for horse riding and cycling, as well as winding forest roads.

Brecon Beacons National Park lies to the east and south of the property – the perimeter boundary is about 8 miles away to the south-east, past Llangadog. The Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles. 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, and is a haven for wildlife. There are Castles at strategic points on the boundaries of the Park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

Carmarthen an ancient county town on the meandering Towy river is 21 miles away, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities. There are night clubs, pubs, hotels, restaurants, theatre/cinema, art galleries, leisure centre, swimming pool, schools, university college and a hospital. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485.

The **Coast** is within a reasonable 1 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:

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