

Ref: Obar17

Barn 2 & 3, Gelli-Goediog, Cwmdy, Talley, Llandeilo, SA19 7EE.

**An attractive 4 Bedroom Stone Barn Conversion and further attached Stone Barn with planning permission for conversion to a 3 Bedroom Residence. Circa 5 acres of predominantly sloping grazing land, C.2 acres of recently planted deciduous trees, and C.15 acres of flat to gently sloping grazing/amenity land, all in a dramatic rural setting north of Cwmdy Village, in the upper reaches of the Cothi Valley. Only 3.5 miles from Talley with its historic Abbey ruins, church and lakes.**

Llandeilo 7 miles, Llandovery 13 miles, Lampeter 17 miles, Carmarthen 20 miles (A48/M4).



This appealing barn conversion was we understand completed in 2013. There is an attached barn which has been granted planning permission for conversion to a 3 bedroom residence. A superb opportunity for housing an extended family or indeed the creation of holiday accommodation. Additionally planning permission has been granted for a two-storey double garage building in place of the existing steel framed barn across the lane.

Accommodation: Ground Floor: Entrance Hall, Open Plan Lounge/Kitchen, Dining Room, Rear Porch. 1 Double and 2 Single Bedrooms and a Family Bathroom. First Floor: Mezzanine Study, Double Bedroom and Shower Room. (EER: D).

Attached Stone Barn: Planning permission granted for a 3 Bedroom Residence. See Page 3.

Externally: Across the lane, a large steel framed barn with planning permission to be replaced by a two-storey double garage. Potential planning determination for an agricultural barn.

Land: Circa 22 acres in all, to include 5 acres of predominantly sloping land, 15 acres of level to gently sloping grazing/amenity land in various enclosures, two natural ponds (one shared with a neighbour), streams and approximately 2 acres of recently planted deciduous trees with a maintenance grant of £350 pa.

Location: Located 1½ miles north west of Cwmdy where there is a community run Inn, small shop and post office. The historic village of Talley, is 3½ miles away nestling amidst the rich in wildlife dramatic scenery of the south side of the Cothi Valley. There are excellent local walking and cycling opportunities. Schools and town amenities are provided by Llandeilo, 7 miles, Llandovery 13 miles, (also with private education), and the University town of Lampeter 17 miles distant. Carmarthen is 20 miles away with good shopping, main line railway station, and general hospital. Access to the M4, (A48), is 20 miles distant.

**Price Guide: £550,000**

## THE BARN

Lovingly converted with an eye for detail, and benefitting from 4 KW solar array and solar thermal panels. Partial under floor heating, bespoke double glazed oak windows, a number of oak doors and a bespoke oak staircase. Character features include exposed stonework, and a vaulted ceiling with exposed A frames and timbers.

### Ground Floor –

- ENTRANCE HALL:** 9'8" x 8'10". Max. Partially glazed front Stable door. Recess housing the Grant oil fired boiler which serves the central heating and hot water. Plumbing and space for a washing machine. Wall mounted Samil Solar Energy Unit. Tiled floor. Opening to the inner hallway and fully glazed door to the open-plan lounge/kitchen.
- OPEN-PLAN LOUNGE/KITCHEN:** 27'6" x 16'4". Vaulted ceiling to the living room area with exposed A frames and purlins. Exposed stone wall. Fully tiled floor with underfloor heating. Fitted kitchen with a range of wall and base units and granite effect work surfaces, 1½ bowl sink with mixer tap and tiled splashbacks and breakfast bar. Built in electric oven and ceramic hob. Integrated concealed fridge, freezer and dishwasher and large larder unit. Ceiling downlights. To the living area, a corner wood burning stove. Three windows to the front and two Velux roof windows to the rear. French doors to the dining room. An oak open-tread staircase leads to the first floor.
- DINING ROOM:** 13'6" x 10'5". Vaulted ceiling, exposed stone wall, picture window to the front and French doors to the rear porch. Tiled floor.
- REAR PORCH:** External door with windows either side. Accessing the rear garden.
- From the inner hallway doors to:-
- DOUBLE BEDROOM 2:** 16'5" x 9'6". Windows to the front and rear, ceiling downlights and wood effect flooring.
- BEDROOM 3:** 9'6" x 6'2". Window to the front, wood effect flooring. Ceiling downlights.
- BEDROOM 4:** 9'6" x 8'8". Max. L Shaped room. Window to the rear, wood effect flooring. Ceiling downlights.
- BATHROOM:** 9'6" x 6'. Contemporary white suite comprising of a bath with shower attachment, vanity unit with wash hand basin, low level W.C. Fully tiled corner shower cubicle, heated towel rail, tiled floor underfloor heating and partially tiled walls. Ceiling downlights and an extractor fan. Window to the rear.

### First Floor –

- MEZZANINE STUDY:** 9' x 7'. Open tread oak staircase from the lounge/kitchen leads to the study which overlooks the lounge/kitchen. Fitted shelving and opening to the inner landing.
- INNER LANDING:** Large walk-in wardrobe. Doors to:-
- DOUBLE BEDROOM 1:** 19'3" x 16'5". 'Velfac' dormer window to the rear overlooking the rear garden. Ceiling downlights.
- SHOWER ROOM:** 7'2" x 6'7". Shower enclosure with fixed drencher head and further hand held shower attachment. Pedestal wash hand basin and low level W.C. Shaver point, ceiling downlights. 'Velfac' dormer window to the rear. Mosaic tile effect cushioned flooring. Built in store cupboards.

**Floor plan page 3**



For illustration purposes only. floor plan not to scale and measurements are approximate  
Plan produced using PlanIt.

## EXTERNALLY

### THE APPROACH & PARKING:

The property is approached off a single track council no through lane. There is off road parking opposite the property and inside the Dutch barn. Whilst the barns are located in a very rural area there is a neighbour, which is the original farmhouse, which is located a short distance away from the property.

### ATTACHED STONE BARN:

Attached to the main residence is a sizeable stone barn with full planning permission for a 3 bedroom residence. Electricity and water already connected. See planning note below.

### STEEL FRAMED BARN:

50' x 15'6". Substantial building of steel and timber construction with profile and corrugated side and roof panels. Double vehicular doors to the front and pedestrian door to the rear. Used as garaging and a workshop with ladder stairs to a mezzanine floor. Planning permission has been granted for a two-storey double garage to replace this building.

### PLANNING NOTE:

**N.B. Full approved plans for the barn conversion, (unconverted barn 2), and the two garages can be found on the following website.**

<https://www.carmarthenshire.gov.wales/home/council-services/planning/search-for-a-planning-application/#.X0ppQFVKios>

**Planning permission No's: E/06906 and E/06908.**

**GARDENS & LAND:**

The gardens to the rear are a delight, with attractive stone walls a feature gabion retaining wall and meandering steeply rising pathways to access seating areas, sited to enjoy the panoramic and far reaching valley views. There is a summerhouse sited at the top of the garden where fabulous far reaching views can also be enjoyed and a small grassland sloping paddock to the side. Beyond the Steel barn there is a further seating area which again takes in the far reaching valley views. To the side is a sunken mountain stream, fed by surface water and beyond the unconverted barn there is a small pretty waterfall.

The land is in numerous enclosures with circa 5 acres of grazing land across the lane which is sloping in nature together with circa 2 acres of recently planted deciduous trees with a maintenance grant of 350 pa. The remaining grazing and amenity land of circa 15 acres is predominantly gently sloping with some level ground having direct access off the approach lane beyond the residence. In one enclosure there is a large natural pond and a further pond which is shared with a neighbour. The property lends itself to a variety of smallholding/livestock uses and is a perfect environment for wildlife. Circa 22 acres in all including the footprint of the gardens and buildings.

**SERVICES:**

We understand that the property has 4 KW solar array and solar thermal panels. The 'Samil Solar River' Energy electrical supply system supplies the electricity to the main residence and the Dutch barn. Central heating to the radiators is via the oil fired boiler. There is a private borehole providing water which has an ultraviolet water treatment and a filtration system. There is also a private biodigester sewage treatment system installed. A telephone line is understood to be connected and should be available to purchasers subject to the usual transfer arrangements. The current owners have a wireless line of sight broadband contract which we are informed by the vendors provides between 10-50 Mbps download speed with an average of 40 Mbps.

**COUNCIL TAX:**

We understand that the council tax is band D (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. We are informed that a neighbouring land owner has a right of way along a short track across part of the 15 acre plot.

**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 –**

**PROFILE HOMES**

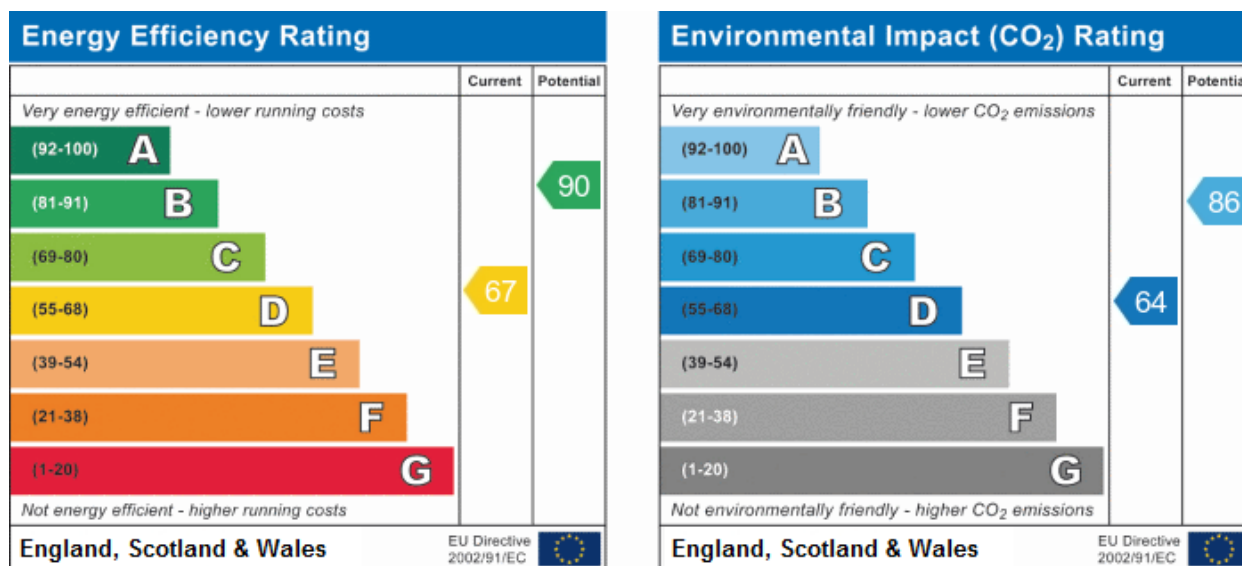
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## ENERGY PERFORMANCE GRAPH: -



## THE LOCATION:

**The property** is delightfully situated in dramatic countryside north of the village of Cwmdru, a small rural community near Talley's ancient abbey, church and lakes. Cwmdru has a vibrant community with a community run, Inn, Post Office and Shop. For more information see <https://www.cwmdru.org/> We understand that Talley which is 3.5 miles to the north, 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 there is also a primary school. 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 12<sup>th</sup> 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 "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.

**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 13<sup>th</sup> 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 18<sup>th</sup> 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 13 miles away 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.

**Lampeter** is 17 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 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, Next, 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, 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.

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**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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