

TY HOWELL FARM Talley, Llandeilo, Carmarthenshire SA19 7AJ

Guide Price £725,000



- Charming Detached Three Bedroom Farmhouse plus Two Holiday Cottages
 - Stunning Views ● Secluded, Beautiful Location ● No Near Neighbours
 - Near to the Popular National Trust Village of Cwmdu
 - American Style Barn ● Stone Outbuilding Ideal for Conversion (STPC)
 - Just Under 7 Acres In All

REF LEB7698

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Talley 1 mile • Llandeilo 7 miles • Carmarthen 23 miles • Cross Hands / A48 16 miles

A detached characterful three bedroom farmhouse set in just under 7 acres with two fabulous holiday cottages, a stone outbuilding ripe for conversion (stpc) and an American style barn in an idyllic secluded location with exceptional far-reaching views

The property is presented to a high standard, providing a superb opportunity to enjoy country living at its best with scope to generate an excellent income. The holiday cottages are advertised on holidaycottages.com with many guests returning each year. Each cottage has its own garden and parking area. The farmhouse provides copious amounts of entertaining space overlooking the beautiful land below and glorious views to the rolling countryside beyond.

There is potential to convert the separate detached stone barn to a further holiday letting unit (STPC) and the adjacent American style barn with a hay store on the second level is ideal for private equestrian use.

This is a highly desirable property situated near the village of Cwmdru, a unique National Trust village run by the community. It has its own shop, Post Office and a pub. There are annual events including Beer Festival and Apple Day. The market town of Llandeilo is within 7 miles and this offers a wider range of amenities including a supermarket, doctors' surgery, pharmacy, butcher, pubs and eateries.

THE FARMHOUSE

A detached farmhouse with oil fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The renovated **Kitchen / Dining Room** is fitted with a range of built-in units with pine worktops, five-burner LPG gas hob with extractor hood over, built-in double oven and natural wood flooring.

Utility Room with space and plumbing for a washing machine and tumble dryer

The **Living Room** has beautiful natural stone walls and floor, a feature inglenook fireplace with woodburning stove and original bread oven, with a door leading through to a **Study** which has a large storage cupboard.

There is a ground-floor **Shower Room / Wet Room** with a shower, WC, wash hand basin and underfloor heating

On the first floor there are **Three Double Bedrooms** the main bedroom has a walk-in wardrobe and **En Suite** with shower, WC, and Jack and Jill wash hand basins.





THE HOLIDAY COTTAGES

Set adjacent to the farmhouse, the cottages were converted from a former traditional stone barn and have been refurbished to an extremely high standard. They briefly comprise as follows, please refer to the floorplans for approximate room sizes:

Cariad Cottage has an open-plan **Living Room** on the ground floor with a **Kitchenette** fitted with LPG gas hob, integrated oven with extractor over, integral fridge / freezer, washing machine and underfloor heating. On the first floor there is a large vaulted attic **Bedroom** with two feature A frame trusses, four skylights and an **En Suite Shower Room** with shower, wash hand basin and WC.

Celyn Cottage has a **Living Room** with a door leading through to a separate **Kitchen**, fitted with LPG gas hob, integral oven with extractor over, integral fridge / freezer, washing machine and underfloor heating. On the first floor there is a **Bedroom** with vaulted ceiling and feature A frame trusses, window to side with far reaching views, skylight window to front, and an **En Suite Shower Room** with shower, WC and wash hand basin.

Both holiday cottages will be sold furnished.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane along a shared track which continues on to one further property beyond.

Lawned gardens lie to the front and side of the farmhouse, with additional separate garden areas for each holiday cottage. There is also a fenced vegetable garden with a **Polytunnel**, six veg beds and soft fruits, with a separate entrance onto the track.

There is a separate **Stone Outbuilding** currently utilised as a tack room, barn, store and log store. Potential for conversion subject to planning permission.

American Style Barn / Stables with a **Second Floor Hay Loft** and adjacent **Wildlife Pond** with a central island and timber decking.

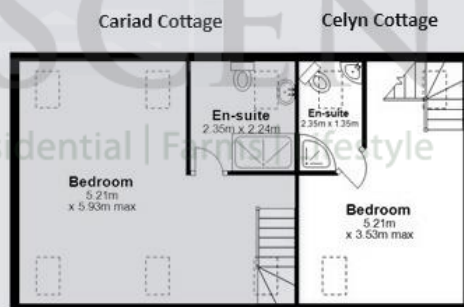
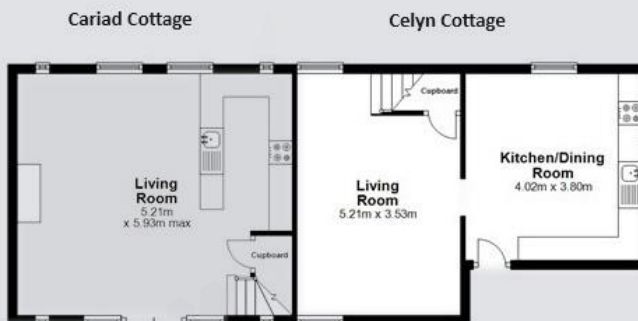
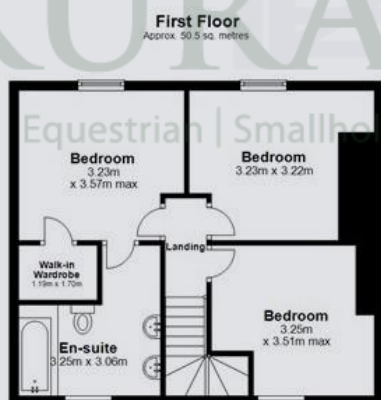
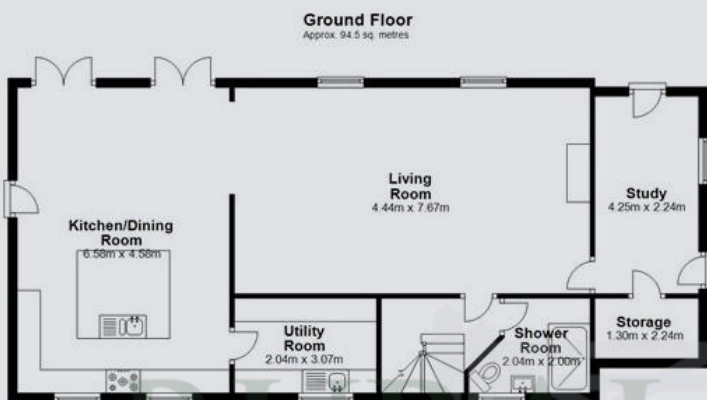
The paddocks are fenced by wooden post and rail with a track leading around the perimeter, a **Field Shelter** within the bottom paddock and a large **Wildlife Pond** surrounded by trees.

JUST UNDER 7 ACRES
(About 2.8 Hectares)

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (Treatment Plant), OIL FIRED CENTRAL HEATING, Calor Gas supplies to holiday cottages, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold COUNCIL TAX E

ENERGY RATINGS

Ty Howell Farmhouse D : Cariad Cottage D : Celyn Cottage D

DIRECTIONS

From Cwmdu head north along the country lane for just under one mile and turn left into an unmarked track. After about 150 yards bear left at the fork and continue for about 300 yards to Ty Howell Farm.

what3words ///crawled.exploring.mobile

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Rural Scene have visited Ty Howell Farm but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however 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 any planning, rights of way and all other matters relating to it.