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**Maerdy Farmhouse  
Taliaris  
Llandeilo  
Carmarthenshire.**

Price **£499,950**



- Grade II Listed 17th Century Farmhouse & Attached Cottage
- Modernised and upgraded by the present owners
- Spacious mature Gardens and Grounds with running stream
- Garden/Hobby Room
- Courtyard Setting in the Hamlet of Taliaris
- 4 Miles from Llandeilo
- Annexe Cottage with potential for Holiday Let
- Full of Originality & Local History
- Lovely Unspoilt Countryside Views & Quiet Peaceful Location

**General Description**

A once in a life time opportunity, not to be missed, Grade II Listed farmhouse formerly part of the Sir Robert Peel estate. Maerdy Farmhouse has been given a new lease of life by its current owners. This majestic home, built in 1736, is utterly unique, full of originality and local history. Set in beautiful surroundings with mature foliage, a running stream and a rear paddock. This Grade 2 listed property offers the perfect combination of historical features combined with the modern necessities for today's living together with a self contained 2 bedroom cottage.

**EPC Rating: F27**

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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**Professional Services**  
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

## Taliaris, Llandeilo, Carmarthenshire.

### Property Description

Maerdy farmhouse has a rich history situated in the ancient district of Dinefwr, the property offers much charm and character with many unique and original features. This Grade II listed property has been tastefully modernised and updated by the current vendors to provide a spacious family home to include a refurbished 2 bedroom cottage. It has the benefit of oil central heating and double glazing with calor gas central heating to the cottage.

The property is located in the small hamlet of Taliaris in the Dulais Valley, in a convenient countryside and tranquil setting approximately 4 miles from Llandeilo town. Set in a rural area amidst glorious surroundings in a convenient location between Llandeilo and the historic village of Talley with its Abbey, Church, Talley Lakes and primary school. The property is easily accessible to Llandeilo Town and Lampeter with the M4 motorway junction at Pontabraham within easy motoring distance. Llandeilo offers a wide range of amenities to include a range of shops, places of recreation, primary and secondary education.

The accommodation comprises entrance hall, lounge, sitting room, kitchen/breakfast room, utility, and shower room on the ground floor and 3 bedrooms and bathroom at first floor. The annexe cottage comprises a kitchen, bathroom, lounge and 2 bedrooms. Externally the property sits in a pretty courtyard setting with mature gardens and small paddock area to the rear.

### Entrance Porch

Stone built with light and large feature entrance door to hall.

### Hall (18' 9" x 6' 11") or (5.71m x 2.10m)

Open balustrade staircase to first floor, radiator, laminate floor and exposed timber work.

### Lounge (17' 3" x 11' 9") or (5.25m x 3.59m)

With double glazed window, fitted cupboard and shelving, beamed ceiling and feature stone fireplace. TV point and radiator.

### Sitting Room (17' 0" x 14' 6") or (5.19m x 4.42m)

With inglenook fireplace with open fire and exposed beam. Laminate floor, beamed ceiling, radiator, panelled timberwork, wall lights and TV point.

### Kitchen / Breakfast Room (13' 4" x 18' 1") or (4.07m x 5.51m)

With a range of wall, drawer and base units with fitted worktops, Smeg range comprising 6 gas ring hob, double oven and grill with extractor hood above. Beamed ceiling, spot lights, double glazed windows, space for fridge freezer, TV point, wall lights, and tiled floor.

### Utility Area (8' 0" x 9' 1") or (2.45m x 2.77m)

With belfast sink and mixer tap, base and wall units, integrated dish washer, fitted worktops, flagged floor, natural stone walls and fitted cupboard. Spot lights, beamed ceiling and part tiled walls. Low bench seating and stable door.

### Shower Room (6' 0" x 9' 1") or (1.83m x 2.78m)

With low level wc, wash stand with wash hand basin and mixer tap and built in shower area with rainfall shower unit and hand held spray with glazed screen. Double glazed window, beamed ceiling, spot lights, natural stone wall. Quarry tiled floor.

### First Floor

### Gallery Landing (17' 3" x 8' 7") or (5.25m x 2.61m)

With roof light, double glazed window, ceiling beams, radiator and panelled timber work.

### Bedroom 1 (16' 5" x 11' 7") or (5.0m x 3.54m)

With radiator, double glazed window, panelled timber work, beamed ceiling and feature fireplace with timber surround. Alcove area and radiator.

### Bedroom 2 (12' 0" x 12' 8") or (3.66m x 3.85m)

With double glazed window, natural stone wall, radiator, panelled timber work and beamed ceiling.

### Inner Landing

Beamed ceiling.

### Bathroom (12' 4" x 10' 3") or (3.75m x 3.13m)

With free standing bath with mixer tap and hand held spray, built in walk in shower area with glazed shower screen, vanity unit with circular bowl and mixer tap and wc. Part tiled walls, roof light, shelved alcoves, ceiling beams, electric heater and window.

### Bedroom 3 (13' 3" x 12' 0" Max) or (4.03m x 3.66m Max)

With 2 windows, ceiling beams and radiator.

## Taliaris, Llandeilo, Carmarthenshire.

### Annexe

Attached 2 bedroom cottage an ideal business opportunity. Comprising:

### Double Glazed Door:-

### Kitchen (11' 9" x 10' 8") or (3.57m x 3.24m)

With a range of wall, drawer and base units with stainless steel sink unit with mixer tap, electric oven and 4 ring electric hob. Double glazed window, part tiled, integrated dish washer, access to roof space and coat hooks. Wall mounted gas boiler.

### Lounge / Dining Area (16' 1" x 17' 3") or (4.89m x 5.26m)

With feature stone fireplace with wood burning stove and timber mantle. TV point, radiator, open staircase to first floor, fitted cupboard, beamed ceiling. Double glazed patio doors and spot lights.

### Bathroom (10' 6" x 4' 8") or (3.21m x 1.42m)

With panelled bath with over bath electric shower, low level wc and pedestal wash hand basin. Part tiled walls, vanity light and shaver point, double glazed window and heated towel rail.

### First Floor

### Bedroom 1 (8' 11" x 14' 1") or (2.73m x 4.30m)

Radiator and double glazed window. Beamed ceiling.

### Bedroom 2 (17' 2" x 6' 10") or (5.24m x 2.08m)

With beamed ceiling, access to roof space and double glazed window. Radiator.

### EXTERNALLY

The property is approached through a private gated entrance driveway that serves neighbouring properties on this courtyard setting. It leads to a spacious parking and turning area.

To the front of the property is a mature garden area with running stream and lawned gardens with ornamental trees and borders.

To the side of the house is a paved patio area with covered canopy. Raised gravelled area with access through to the gated enclosed paddock at the rear.

Outside lights

External Central Heating Boiler

### Workshop/Hobby Room (19' 3" x 9' 5") or (5.87m x 2.88m)

Fully insulated with power and light. Double glazed patio doors.

### Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel.No. 01267 234567.

### Broadband and Mobile phone

There is standard broadband at the property. There is mobile signal in this location, please check with mobile providers.

### Agents Note

The entrance drive is through secure fully operational electric gates.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity and mains water. Private drainage.

### Tenure

Freehold

### Council Tax

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### Directions

From Llandeilo take the A40 towards Llandovery and just after the mini roundabout take a left hand turn onto the B4302 Talley Road. Proceed on this road for approximately 4 miles until you reach Taliaris Cross Roads. Turn right and the entrance to the property can be found on the left hand side.

