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**Green Meadow
Taliaris
Llandeilo
Carmarthenshire. SA19 7DN**

Price Guide **£450,000**



- An attractive smallholding comprising
- Grade II Listed Former Gentry House, Range of Barns
- & Approximately 23.5 Acres of Land
- Retaining Many Character features
- Scenic Rural Surroundings
- Just Under 5 Miles from Llandeilo Town
- In Need of Modernisation & Update
- EPC: Pending



Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@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.

General Description

Scenic rural surroundings in a beautiful quiet location, this attractive smallholding comprising a Grade II listed former gentry house dating back to 1754 with a range of outbuildings and approximately 23.5 acres of land.

Tel: **01267 230 645**

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Taliaris, Llandeilo, Carmarthenshire.

Property Description

Steeped in history, dating back to the 16th Century, this attractive smallholding comprising a Grade II Listed former gentry house with many original features, range of barns & 23.5 acres of land.

This unique property retains many original features to include the beamed ceilings, Georgian windows, quarry tiled floors and original fireplace.

Set in a private location approached along a private driveway which terminates at the homestead providing a rural retreat which is a haven for wildlife with mature trees and stream.

The property is located on the outskirts of the small hamlet of Taliaris in the Dulais Valley, in a convenient and private countryside setting approximately 4.5 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 easy 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.

Entrance to;

Door to lounge.

Lounge (16' 2" x 10' 11") or (4.94m x 3.32m)

5.54 max. Understairs storage cupboard, sash window to front, built in shelves, beamed ceiling and original fireplace with oak bressumer, (now bricked in).

Dining Room (13' 0" x 18' 1") or (3.96m x 5.50m)

Sash window, beamed ceiling, quarry tiled floor and fireplace with Rayburn Rhapsody, wall lights and stable door to kitchen.

Kitchen (16' 7" x 8' 0") or (5.05m x 2.43m)

With window, stainless steel sink unit, base and wall units. Quarry tiled floor and part tiled. Sliding door to utility.

Utility Room / W.C. (14' 6" x 16' 2") or (4.43m x 4.92m)

incorporating wc and vanity wash hand basin. Pantry with shelving. Quarry tiled floor, door to front, fluorescent light and air dryer.

Breakfast Room (17' 7" x 8' 3") or (5.37m x 2.51m)

With quarry tiled floor, windows and door.

First Floor

Landing with staircase to second floor. Original oak floor boarding.

Bedroom 1 (15' 10" x 12' 10") or (4.82m x 3.92m)

Airing cupboard with hot water tank and shelving. Built in cupboards and sash window. Former fireplace and pedestal wash hand basin.

Bedroom 2 (9' 9" x 18' 4") or (2.97m x 5.60m)

With pedestal wash hand basin, ceiling beams and 2 walk-in cupboards. Sash window. Door to eaves storage areas:

Store Room (8' 5" x 16' 9") or (2.56m x 5.11m)

Restricted headroom. Window.

Store Room (17' 9" x 8' 5") or (5.40m x 2.56m)

Bathroom (6' 6" x 8' 11") or (1.99m x 2.73m)

With panelled bath, low level wc and pedestal wash hand basin. Part tiled walls, sash window, ceiling beam and wall heater.

Second Floor.

Staircase from landing to:

Bedroom 3 (17' 0" x 18' 10") or (5.17m x 5.73m)

Ceiling beams, dormer window and sky light. Access through to:

Bedroom 4 / Dressing Room (12' 5" x 18' 11") or (3.79m x 5.77m)

With cast iron fireplace, cupboard with water tank, window and beamed ceiling.

EXTERNALLY

Approached over a cattle grid with the entrance lane terminating on a gravelled parking area with side lawn and mature trees.

Paved terrace and front lawn with Wisteria and views over the surrounding farmland. Stone steps up to a further lawned area with fruit trees and former dog run.

Stables (12' 11" x 7' 9") or (3.93m x 2.35m)

Stone and slate.

Further drive up to a gated entrance to the range of outbuildings. These buildings have potential for further development subject to the necessary planning consents. Comprising:

Barn/Kennels

Two storey with corrugated iron roof. Converted into dog kennels, comprising:

Store 1 (15' 1" x 14' 11") or (4.61m x 4.55m)

Power connect. Concrete floor.

Stores (15' 3" x 15' 0") or (4.66m x 4.58m)

Concrete floor and loft over.

Stores (7' 7" x 15' 2") or (2.31m x 4.62m)

Former Hay Barn & Cart Shed (39' 4" x 16' 4") or (12.0m x 4.97m)

Original oak trusses, stone built under a slated roof. Arrow slit windows. Lean-to to the side.

Corrugated iron lean-to

Storage Building (11' 11" x 8' 0") or (3.63m x 2.44m)

Corrugated iron Lean-to

Field Shelter and dilapidated Lean-to

Barn outbuilding (52' 6" x 15' 4") or (16.0m x 4.68m)

(approx). Stone and corrugated building, a former cowshed now converted into dog kennels with runs. Former iron framed barn
Concrete block lean-to.

The Land

In all the land amounts to 23.5 acres or thereabouts laid to 2 paddocks with naturalised area and mature woodland.

Local Authority

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

Broadband and Mobile phone

The broadband and mobile signal is standard in this location. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity. Private water and drainage.

Tenure

Freehold

Council Tax

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Directions

From Llandeilo continue down to the roundabout and take the A40 towards Llandovery. Take the left hand turning onto the B4302 towards Talley. Continue along this road for approximately 4.5 miles and turn right to Llansadwrn just before White Square. Continue along this road for half a mile over the bridge and up the hill passing Cae Cadno on the right. Turn left opposite Parc and continue through Troed Y Rhiw and lane will bring you to Green Meadows.

