



## New Lodge, Talog, SA33 6NZ

**Offers In The Region Of £575,000**

An excellent smallholding opportunity, comprising a spacious detached 4 bedroom house with just over 18.5 acres, situated in a rural setting, within the small country village of Talog. The property benefits from having a large multi-purpose steel framed shed and 4 good size adjoining grazing fields, plus a small amount of woodland and riverbank fishing rights. The house itself is well proportioned, providing 4 bedrooms and 2 bathrooms, with a ground floor bedroom and en-suite, plus 2 reception rooms having wood burning stoves and large windows taking advantage of the fine views. This property is offered chain free and would make an ideal family/multi generational home for those with a strong interest in hobby farming/country lifestyle living.

Viewing is recommended to appreciate the views, size of house and extent of land on offer.



### Situation

The property is situated up a shared access track in the small rural village of Talog, which has a regular farmers market and coffee mornings, set deep in the heart of the West Carmarthenshire countryside. The market town of Carmarthen, which benefits from an extensive range of facilities, amenities and train station connecting to London via Swansea, is approximately 8 miles distant. St Clears town is approximately 8.8 miles distant and Newcastle Emlyn is approximately 12 miles distant.

### Accommodation

Double glazed front door with matching side panels opens into:

#### Entrance Hall

Stairs rise to first floor. doors open to:

#### Living Room



Large double glazed window to front enjoying far reaching rural views, fireplace housing a wood burning stove, radiator, door to:

#### Bedroom 4/ Office



Double glazed window to side and external double glazed door, radiator, door to:

### En-suite



Comprising a bath with electric shower over, wash hand basin set in vanity storage unit, W.C, heated towel radiator, tiled walls and flooring.

### Lounge / Dining Room





Large double glazed window to front enjoying the lovely views, wood burning stove, radiator, opening leads through to kitchen and double glazed French doors open to:

### Conservatory



Double glazed windows to rear, external double glazed door to side, door and internal double glazed window open to a useful Store Room.

### Kitchen



Comprising wall and base storage cupboards, worktops, one and a half bowl sink, space for gas cooker, extractor hood, part tiled walls, double glazed window to front enjoying the lovely views, plumbing for dish washer and washing machine, space for fridge freezer etc,

### Side Porch

Comprising an oil fired boiler serving the domestic hot water and central heating, double glazed windows to front and side, external double glazed door to side.

### First Floor Landing



Double glazed window to front enjoying the lovely views, built in airing cupboard, access to loft space with a pull down ladder, doors open to:



### Bedroom 1



Double glazed window to front enjoying the lovely views, radiator.

### Bedroom 3



Double glazed window to front enjoying the lovely views, radiator.

### Bedroom 2



Double glazed window to front enjoying lovely views, radiator, built in wardrobe.

### Bathroom



Comprising a bath with shower over, W.C, wash hand basin, part tiled walls, heated towel radiator, 2 frosted double glazed windows to rear.

### Externally

The property is accessed up a private vehicular track which leads across the front of the house and to a good size parking area on the side. The track is shared with only 1 neighbouring property. To the front of the house there is an area of lower land which leads up to and includes a small river with fishing rights. To the side is a patio area. To the rear of the house there is a vehicular track which leads up to a large yard, providing good storage and parking space, (ideal for keeping trailers/horse boxes, machinery equipment etc). Off this yard access is gained into the large Multi Purpose Outbuilding. The track continues up, passing an area of blue bell woods, to a higher level where gated access is gained into the fields. Magnificent far reaching views a simply breath taking from this higher ground.



## The Outbuilding



A steel framed constructed multi-purpose building with electric connected. Ideal for a variety of farming or equine uses.

## The Land



Please see the attached plan for identification. The land, which amounts to approximately 18.5 acres, mainly comprises 4 stock fenced adjoining fields with connecting gateways and water troughs. The land has been well looked after and grazed on a rotation basis. The current owners have also successfully made their own hay on the land. Access to the land is obtained from either, up the track from the yard and outbuilding, or, there is also roadside gated access. Predominantly the 18.5 acres is mainly all good grazing land, with a small section of woodland, and a lower area of land with river boundary.

## Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///samplers.downsize.pushes

## Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.3mbps upload and 1mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - none

Three Voice & Data - none

O2 Voice & Data - none

Vodafone Voice & Data - none

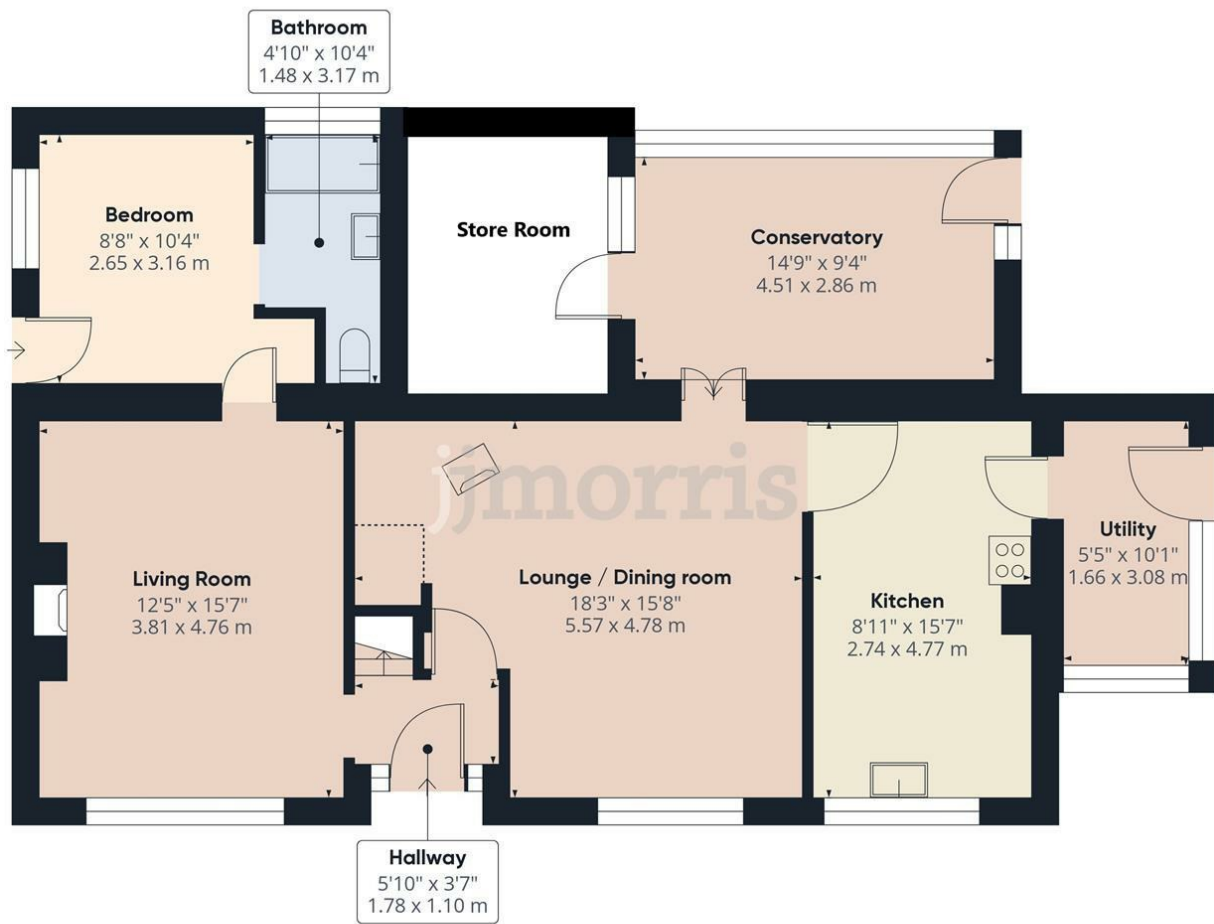
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Anti Money Laundering and Ability To Purchase

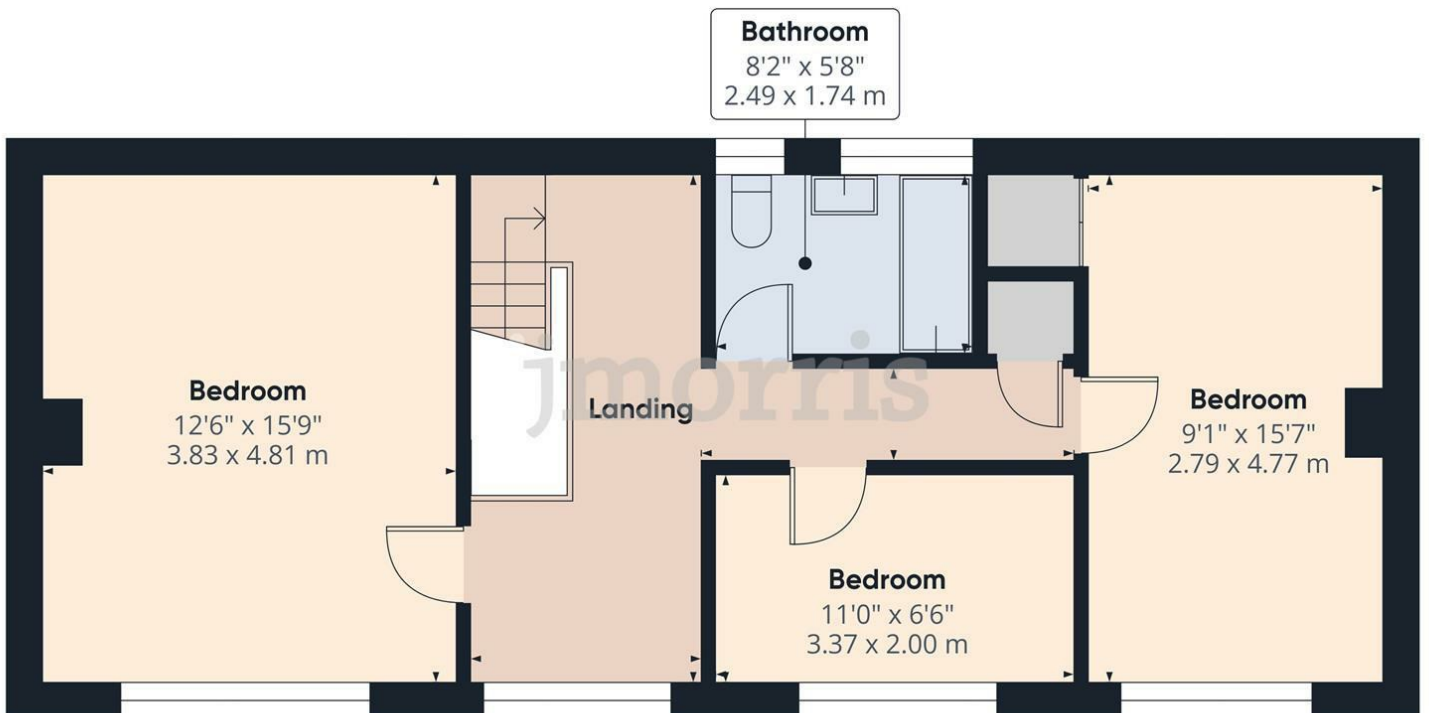
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.





Ground Floor



Floor 1



HM Land Registry  
Current title plan

Title number **CYM378735**  
Ordnance Survey map reference **SN3225SE**  
Scale **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**

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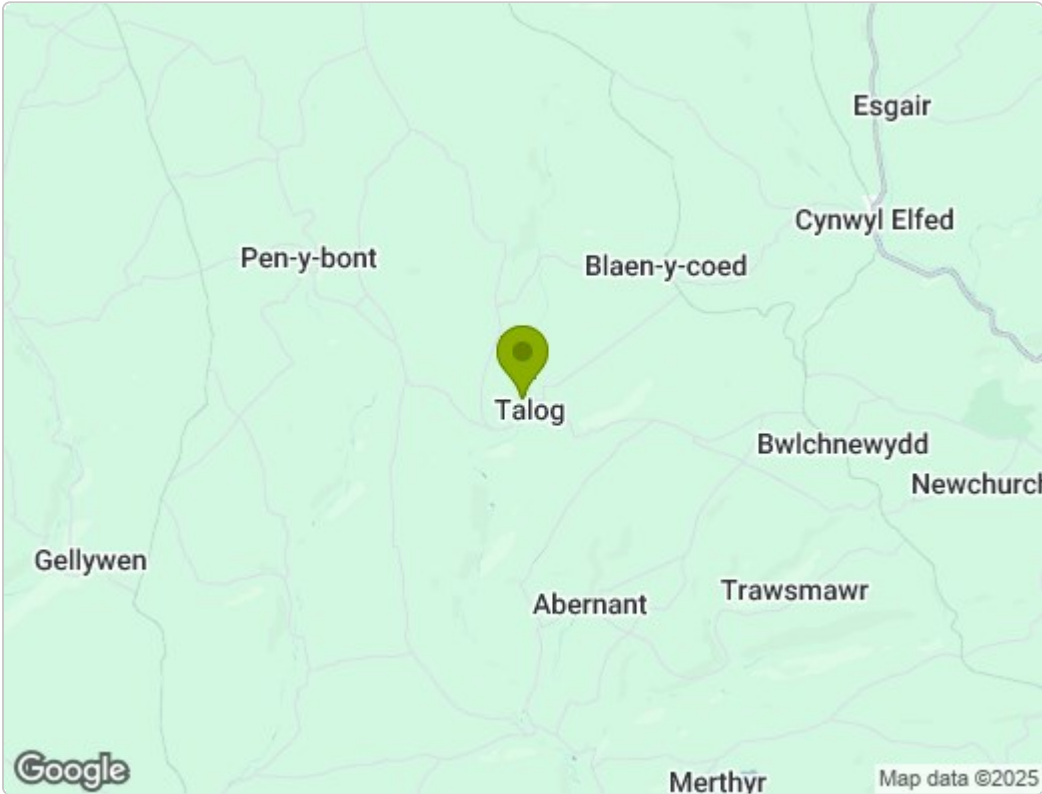
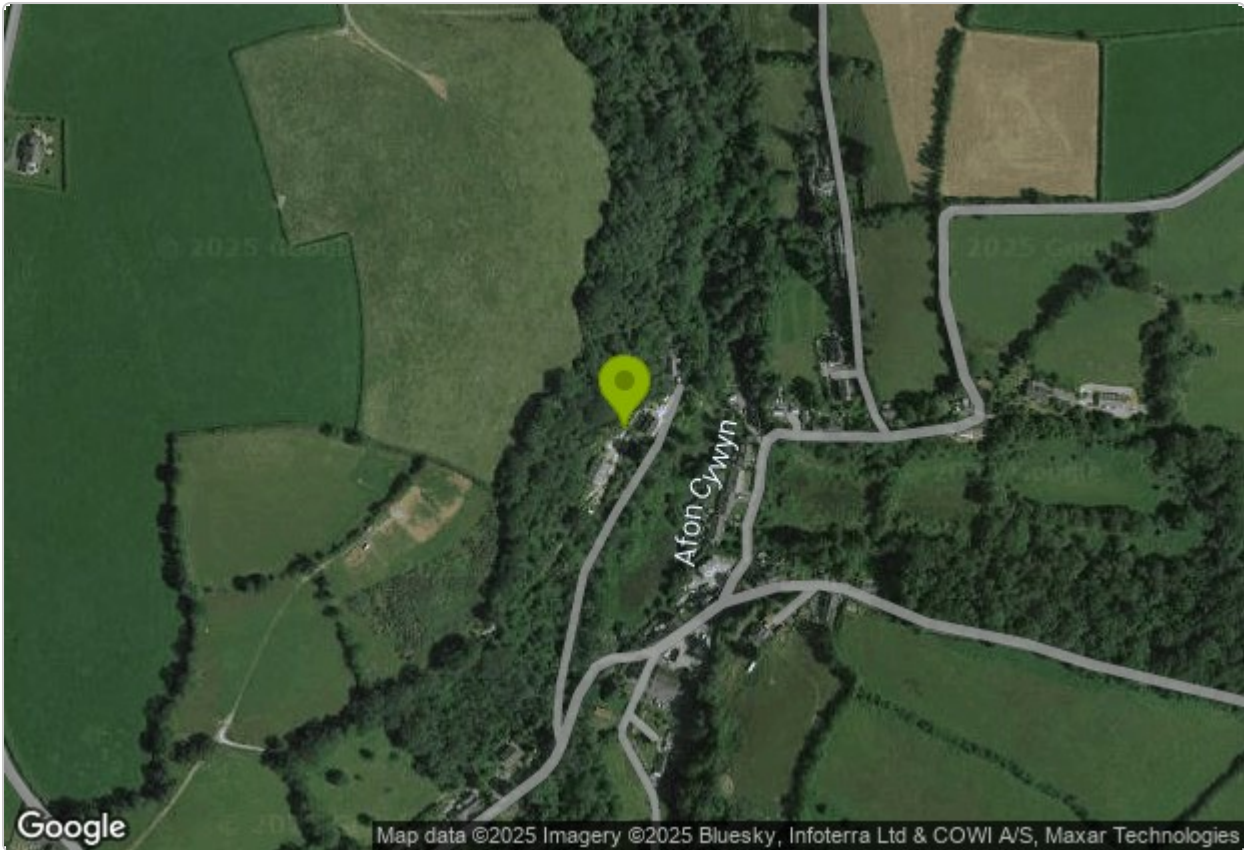




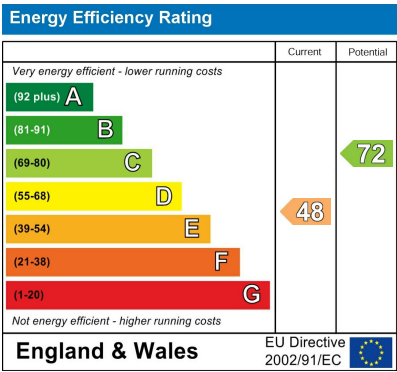




Area Maps



EPC Graph



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