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**Blaenant Talley, Talley, Llandeilo, Carmarthenshire, SA19 7YW**

**Asking Price £2,750,000**

An impressive and extensive approx 346 acre farm in a private valley setting with a substantial 4 bed farmhouse, useful range of outbuildings and useful grazing lands surrounding the homestead.

A renowned former sheep farm this property also has potential for sporting and amenity purposes taking into account its location and topography.

Located off the Village of Talley renowned for its Abbey in North Carmarthenshire, convenient to the Towy valley towns of Llandeilo and Llandovery.

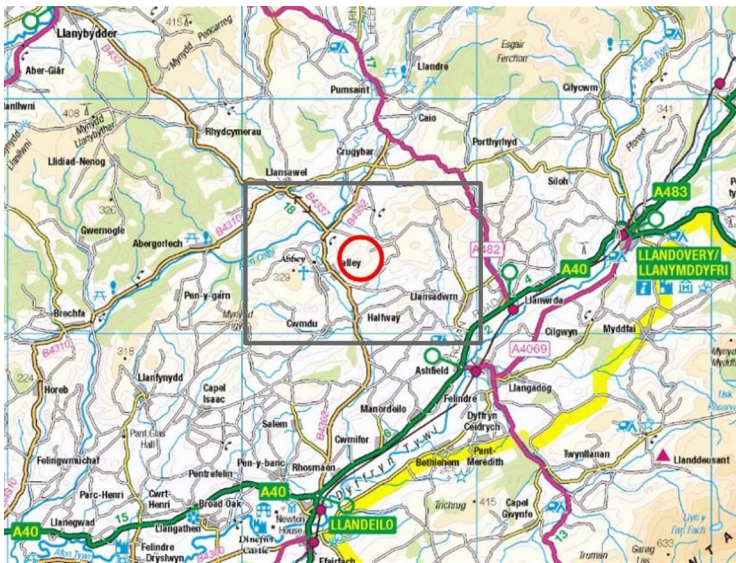
## Description



Rarely do we see such a large holding being presented for sale in one ring fence, being a renowned sheep farm having a good network of internal tracks with a mix of level lands for harvesting, further grazing lands, various ponds and woodlands. The Farm in our opinion has significant potential for amenity and sporting purposes with the feature ponds and has been the home to a successful pheasant shoot historically.

The homestead is privately set in the centre of the farm along a hard based track initially shared and then private, leading to the homestead.

## Location



The farm is privately located in its own valley setting with commanding southerly views towards the village.

Talley is a popular village with well regarded primary school and some 6.5 miles North of the destination town of Llandeilo.

The Farm is also convenient to Llangadog and Llandovery.

## Farmhouse



The Farmhouse is a substantial detached farmhouse of traditional construction located at the top of the homestead overlooking the buildings and with a lovely southerly aspect with panoramic views down the valley.

The farmhouse has double glazed windows with oil fired central heating and offers well proportioned rooms.

## Hall



Front entrance door, stairs to first floor.

## Living room

265 x 17'1 (8.05m x 5.21m)



### Dining room

12'8 x 12'5 (3.86m x 3.78m)



### Landing



### Kitchen

13'5 x 12'5 (4.09m x 3.78m)



### Bedroom 1

13'9 x 12'1 (4.19m x 3.68m)



Fitted units with Belfast sink unit

### Rear Utility room/boot room

20'9 x 7'7 (6.32m x 2.31m)



### Bedroom 2

12'1 x 12 (3.68m x 3.66m)



### Bedroom 3

13'9 x 9'6 (4.19m x 2.90m)



### Bedroom 4

12'1 x 11'1 (3.68m x 3.38m)



### Bathroom



with Bath toilet and wash basin

### Externally



The property is approached by an initially shared, then private lane that leads to the property. being approx. 3/4 of a mile from the village. The homestead has a concreted area surrounding the house flanked by a useful stone built garage workshop

### Buidlings



There are a number of buildings including a portal framed former sheep shed and silage store with lean to being approx 95' x 65' overall

### Barn Range 1



A stone built barn divided into two areas being 45' x 25' plus 35' x 20' overall

## Dutch Hay barn

55' x 20' (16.76m x 6.10m)



## Lands



The lands surround the homestead being on one block accessed by a number of internal access lanes.

The farm has been extensively refenced in recent years and has areas of trees and woodland with some sloping areas and some attractive level lands around the perimeter and above the homestead suitable for cropping. The land also has access from a council maintained no through road to the eastern side of the farm.

The farm is crossed by a number of footpaths.

## Ponds



The farm has two ponds which are an attractive feature and would add to the amenity/sporting appeal of the farm

## Lands



## Services

We are informed that the farm has a mains electricity supply, private water form a spring on the lands to the rear of the homestead fed by gravitation and a private drainage system Oil fired central heating to farmhouse.

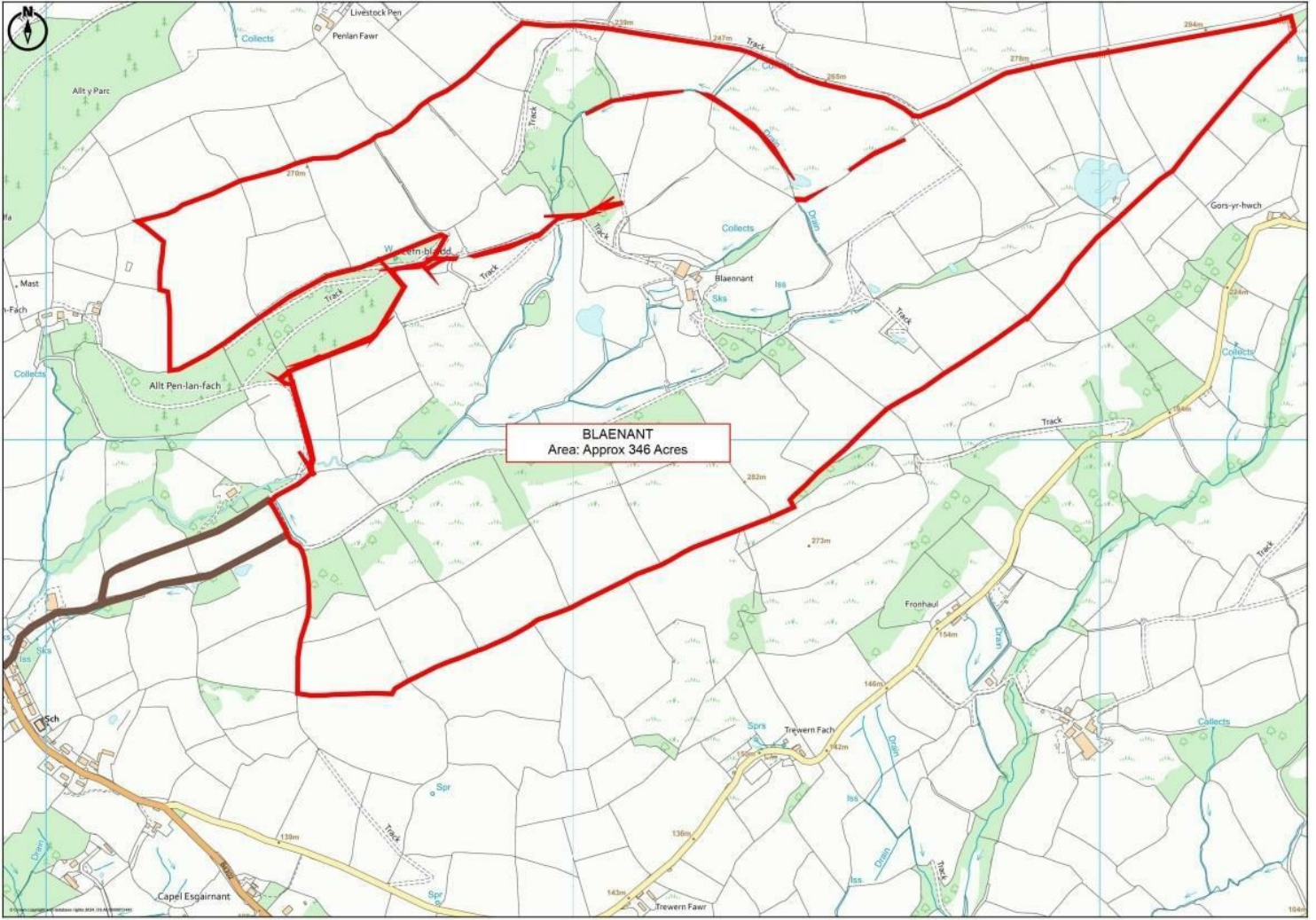
## Agricultural support systems

We are informed that the farm is registered for BPS purposes and a claim has been made fort eh 2024 scheme year. The relevant BPS entitlements will be available to purchasers by negotiation.

## Please note

There is a small quarry on the farm and the vendors wish to retain the right to extract stone for filling and maintenance of the shared lane serving their retained property and the farm being sold.

BLAENANT FARM TALLEY SA19 7YW



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	46	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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