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Cothi View Talley, Llandeilo, SA19 7BX

Asking Price £239,000

This charming detached three-bedroom cottage offers a unique opportunity to embrace rural living in a historic setting. Located within the enchanting Edwinsford complex, on the banks of the River Cothi the property boasts character and warmth, making it an ideal retreat for those seeking tranquillity and natural beauty.

The cottage features oil-fired central heating, ensuring a cosy atmosphere throughout the year, while the double-glazed windows provide both comfort and energy efficiency. The interior is thoughtfully designed, creating a welcoming space for family and friends to gather.

Step outside to discover the delightful enclosed rear patio and courtyard and the lovely riverside gardens adjacent to the River Cothi enhance the charm of this property, offering a peaceful escape where one can unwind and appreciate the beauty of nature.

Location



Delightfully situated in the courtyard of the former Historic Edwinsford estate complex, surrounded by similar country properties on the banks of the River Cothi, having a scenic backdrop with the surrounding picturesque country side and convenient to the towns of Lampeter, Llandovery and Llandeilo.

Description



A detached characterful property offering well maintained accommodation with oil fired central heating and double glazed windows.

The property is offered chain free and is ideal for those motivated buyers looking for a simpler transaction.

Hallway

9'6 x 8'2 (2.90m x 2.49m)



A spacious inviting space to this lovely home, having the character features that set the scene for the remainder of the house with stone walls, beamed ceiling, stairs to first floor and understairs cupboard.

Living Room

22'3 x 12 (6.78m x 3.66m)



A great space to relax with an impressive inglenook fireplace which would be a great space for a wood-burner, tiled hearth, beamed ceiling and beamed ceiling and triple aspect windows.

Fireplace



Kitchen

12'5 x 10'10 (3.78m x 3.30m)



The heart of this lovely home with traditional styled kitchen units and beamed ceiling and tiled floor to compliment the character.

The kitchen offers a sink unit and space for washing machine/dishwasher, space for electric oven with extractor hood, and ample storage cupboards and work surfaces.

Rear door to courtyard

Landing



The first floor is approached by an easy rise timber staircase leading to a spacious landing with side window and doors leading to:

Bedroom 1

14'2 x 13'2 max (4.32m x 4.01m max)

Bedroom 2

12'1 x 9'2 (3.68m x 2.79m)



Bedroom 3

9'9 x 7'9 (2.97m x 2.36m)



Bathroom

9'3 x 8'10 (2.82m x 2.69m)



With a bath, wash basin, toilet and access to airing cupboard with hot water cylinder.

Externally



The property is set in a courtyard type setting, surrounded by similar properties with an outlook over the meandering river Cothi and the country side beyond including the remains of the historic Edwinsford mansion.

Approach

The property is approached via an access track via other properties to a tarmacadamed forecourt with parking. We are informed there is no access through the property to other properties.

Rear Patio/Courtyard



There is a walled rear courtyard with gravelled surface for ease of maintenance offering a private sitting out area.

Riverside Gardens



The mature lawned gardens to the front of the property run down to the scenic River Cothi.

Directions

From Lampeter take the A482 towards Llandovery, after passing through Pumpsaint turn Right by the former Bridgend Inn towards Talley. Continue for approx 2 miles taking the right hand turning onto the B4337 towards Llansawel, pass the walled entrance around the Edwinsford estate and take the next left hand turning onto a hard based track signposted the "Edwinsford Estate." At the first bend turn left and continue through the gates to the end of the lane which terminates at Cothi View.

Services

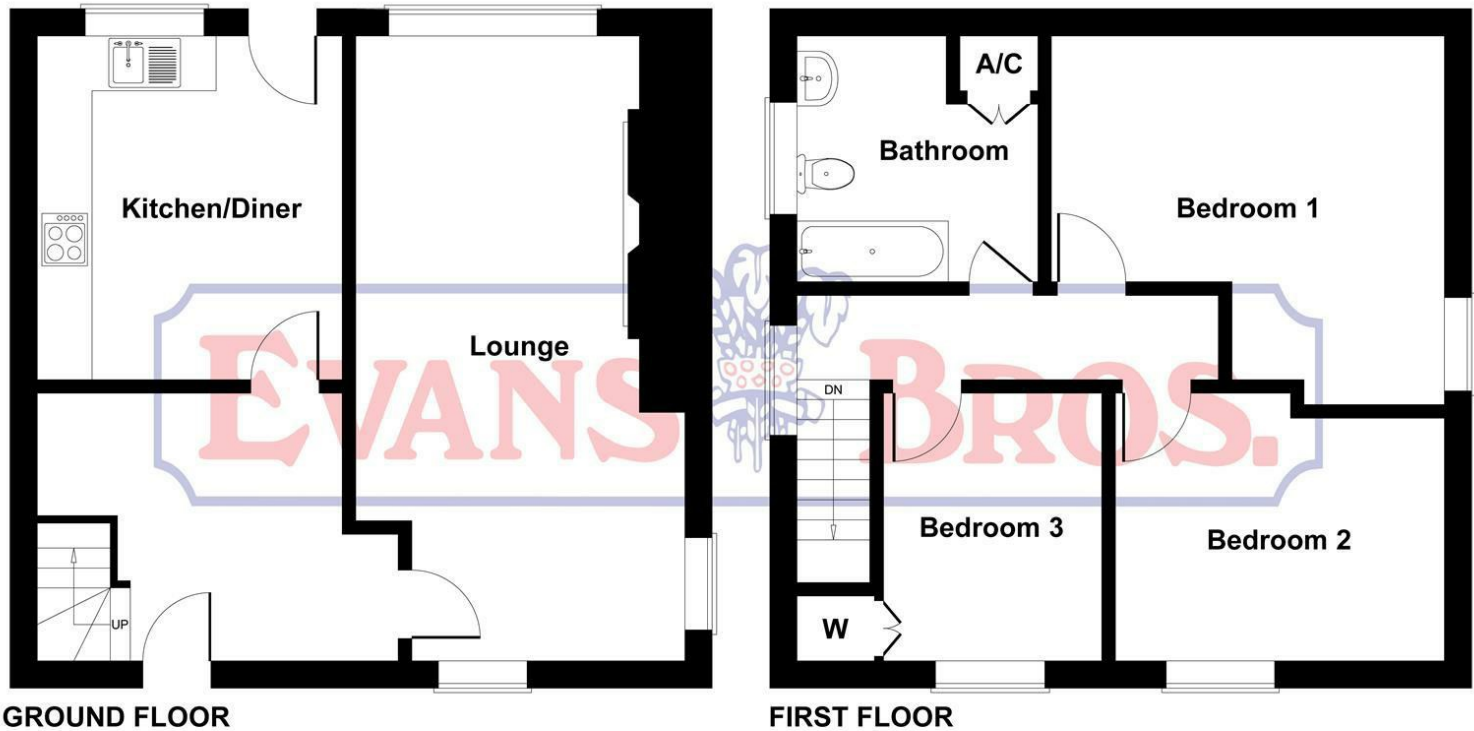
Mains Electricity, water, private drainage and oil fired heating with external boiler.

Council Tax

Band E

Amount Payable:

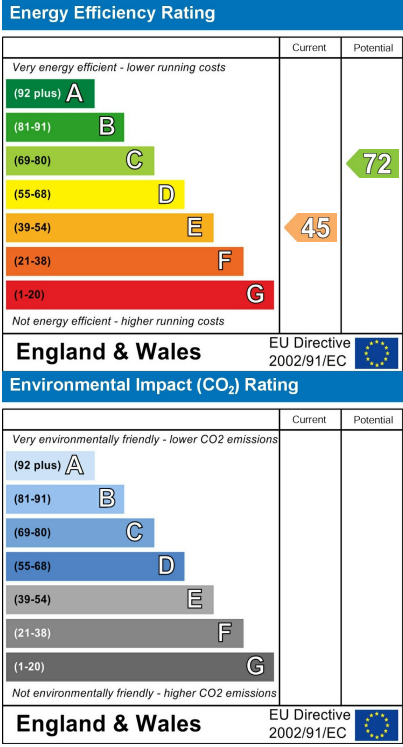
Cothi View



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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