



**Ffynnonau Gleision Talley, Llandeilo, Carmarthenshire, SA19 7YH**

**£895,000**

One of the finest properties to be offered on the open market, set on the fringe of the scenic country village of Talley renowned for its ancient Abbey ruins and pretty lakes. This immaculately presented farmhouse has been the subject of extensive refurbishment and extension where every attempt has been made to retain and enhance the many distinctive period and interesting features to provide a home which combines the best of contemporary styling and traditional flair. The accommodation provides: Bespoke fitted farmhouse Kitchen/Breakfast Room with Aga, Large Lounge with feature open fireplace, 28' Conservatory/Dining, Room Sitting Room, Study, Shower Room, Cloakroom, 6 Bedrooms, Luxurious Shower and Bathroom. Hardwood double glazed windows. Gas fired central heating. Detached Annexe with Living Area, Wet Room, First floor Bedroom. Games Room. Gravel driveway through impressive wrought iron gates. Spacious vehicular courtyard. Terraced lawns and herbaceous borders. Attractive patios. Pasture paddocks and wildlife pond. In all approximately 20 acres or thereabouts.

Viewing of this property is a must.



# Talley, Llandeilo, SA19 7YH

KITCHEN/BREAKFAST ROOM 13'8" x 12'10" (4.17 x 3.91)



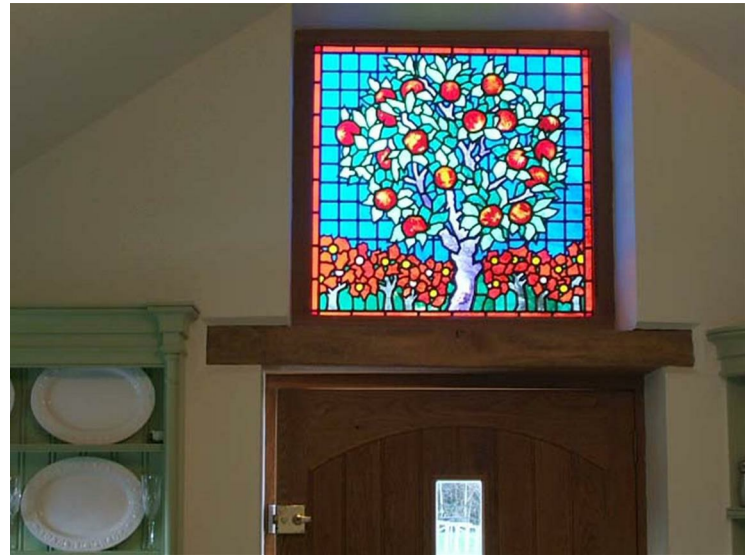
A superbly fitted hand crafted bespoke kitchen comprising twin bowl ceramic sink unit with chrome and brass mixer tap. Comprehensive range of built in cupboards - some with carousel units, drawers, sliding storage racks, display dresser, glazed display cupboards and plate rack. Green fleck granite worksurface around which there is a 'crisp' white and 'bottle green' tiled surround. Integrated Miele dishwasher. Cream Aga range for cooking with attractive canopy above having concealed lighting and extractor hood. Feature coloured glazed window above impressive stable style Oak entrance door. Velux skylight. Limestone tiled floor.



## ANOTHER ROOM ASPECT



## THE COLOUR GLAZED WINDOW



## A FURTHER ROOM VIEW



# Talley, Llandeilo, SA19 7YH

LOUNGE 24'4" x 20'0" (7.42 x 6.10)

A FURTHER ROOM VIEW



Attractive coal effect gas fire in Limstone surround with brushed steel inset. Oak floor boards. Wall lights. Bespoke curved staircase rising to first floor. Built in cupboard with Oak panelled doors. Double doors to Conservatory. 3 Designer column and panelled radiators.

**CONSERVATORY 28'2" x 10'4" (8.59 x 3.15)**

A superb room with hardwood surround and slate sills to windows. Hand painted Vine wall display. Hardwood laminate floor. French doors to rear grounds. Column radiator.

**ANOTHER ROOM ASPECT**

**SITTING ROOM 20'5" x 15'7" (6.22 x 4.75)**



Travertine marble floor. Oak staircase rising to first floor. Stable style Oak rear door. 3 Designer panel vertical radiators.

# Talley, Llandeillo, SA19 7YH

## ANOTHER ROOM ASPECT



## BEDROOM 1 14'8" x 9'2" (4.47 x 2.79)



## A FURTHER ROOM VIEW



Oak floor boards. Column radiator.

## ANOTHER ROOM ASPECT

## BEDROOM 2 12'11" x 9'11" (3.94 x 3.02)



## STUDY 11'2" x 8'4" (3.40 x 2.54)

Oak floor. Column radiator.

## UTILITY ROOM 7'9" x 7'0" (2.36 x 2.13)

Travertine marble floor. Plumbed for automatic washing machine. Worksurface.

## CLOAKROOM

Designer low level W.C. and hand basin with chrome mixer tap. Vanity cupboard beneath. Travertine marble floor.

## FIRST FLOOR

Galleried landing with Oak floor boards and ballustrade. There is a concealed access from this landing through to the original farmhouse.

Oak floor boards. Column radiator.

## ANOTHER ROOM ASPECT





# Talley, Llandeilo, SA19 7YH

## BEDROOM 3 9'11" x 7'0" (3.02 x 2.13)



Oak floor boards. Column radiator.

## BATHROOM



A superb room with twin bath with shower mixer tap and shower hood above. Hand basin and low level W.C. Oak floor. Travertine marble tiled surround. Halogen downlighters. Oak floor. Vertical enamel towel radiator.

## SHOWER ROOM



Luxury shower cubicle with chrome shower, glazed entrance door and limestone tiled surround. Designer hand basin with mixer tap. Low level W.C. Limestone tiled walls throughout. Enamel vertical towel radiator.

## MAIN LANDING

Designer glazed and oak panel staircase.

## BEDROOM 4 15'3" x 8'9" (4.65 x 2.67)

Built in range Oak double wardrobes with cupboards above. Designer column radiator.

## BEDROOM 5 11'11" x 10'2" (3.63 x 3.10)

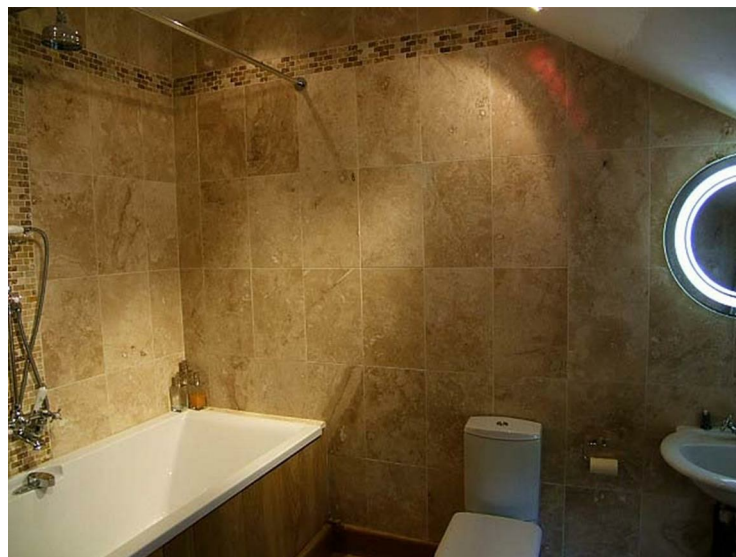
Built in range Oak cupboards and drawers. Designer column radiator.

## ANOTHER ROOM ASPECT

## BEDROOM 6 12'11" x 8'5" (3.94 x 2.57)

Designer column radiator.

## ANOTHER ROOM ASPECT



## OUTSIDE

The property is approached from the county road via impressive wrought iron gates over a gravelled driveway that leads to a spacious gravelled courtyard at the front of the main residence and the annexe.

## THE ANNEXE

An attractive converted traditional building which provides versatile accommodation.

# Talley, Llandeilo, SA19 7YH

## LIVING ROOM



## THE KITCHENETTE AREA



Circular stainless steel sink unit with mixer tap with Oak base and wall cupboard set in recess with halogen ceiling downlighters above. French doors to rear patio and gardens. Open plan Oak staircase to first floor. Concealed access to understairs cupboard which houses the electric boiler that serves the heating requirements. 2 Designer radiators.

## WET ROOM



Large chrome shower head. Fully tiled throughout. Designer hand basin and low level W.C. Chrome towel radiator.

## ANOTHER ROOM ASPECT



## FIRST FLOOR



# Talley, Llandeilo, SA19 7YH

## BEDROOM 18'0" x 15'4" (5.49 x 4.67)



with reduced ceiling height. 2 Large Velux skylights which provide distant views towards Talley Abbey. Designer radiator.

## GAMES ROOM 23'10" x 15'6" (7.26 x 4.72)

Vaulted beam ceiling. Part pointed stone wall. Oak panelled floor. Radiator. This room currently houses a full size pool table which is available by separate negotiation.

## GARDENS



To the front of the house is a spacious gravelled courtyard from which steps lead down to a lawned garden around which there are many specimen trees and shrubs. To the rear of the annexe is an attractive paved patio which leads onto a spacious lawned garden.

The open plan lawn sweeps around the homestead and encompasses the large gravelled courtyard at the rear of the house. This area benefits from planning consent for a swimming pool. The area has been previously excavated and resurfaced which will make the task of building the pool much easier. Above this courtyard is a large level area with stone gabion elevations which would provide an ideal location for a tennis court, subject to obtaining any necessary planning consents.

The lawned area continues towards the naturalised duck pond

beyond the rear courtyard from which there are fabulous views over the scenic village of Talley and along the Dulais Valley towards the mountain ranges beyond.

## LAND

Extends in total to some 20 acres or thereabouts of well managed pasture land which lies to the side and rear of the homestead. This is arranged in conveniently sized pasture paddocks which are well fenced and hedged being on a gradual slope and throughout which there are some lovely mature trees.

## LOCATION

Ffynnonleision is situated on the south eastern fringe of the village of Talley which has it's own Primary school, places of Workship and Public house. The farmhouse enjoys a slightly elevated location to take advantage of the wonderful surrounding scenery for which Talley is renowned. It is approximately 7 miles from the A. 40 and the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 22 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

## EDUCATION

A wide range of state schools are to be found in Talley, Llandeilo, Ammanford, Llangadog and Llandovery - [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include Llandovery College and Christ College, Brecon (independant schools [www.iscis.uk.net](http://www.iscis.uk.net))

## SPORTING & RECREATIONAL

There are wonderful opportunities for walking, riding and cycling from the property. Hunting is with the Towy and Cothi. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

## SERVICES

We are advised that the property is connected to mains electric, water, gas and drainage. The property also has the benefit of a recently installed borehole to provide an additional source for the proposed swimming pool.

## TENURE AND POSSESSION

We understand that the property is freehold and that vacant possession will be given on completion

## COUNCIL TAX

We are advised that the property is in Band "F".

## DIRECTIONS

From Llandeilo the property is located by taking the B.4302 to Talley village - approximately 7 miles. As you enter the village the entrance gates to the property will be found on the right hand side.

## VIEWING

By appointment with Bob Jones Prytherch & Co

## N.B.

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property , but not surveyed or tested any of the appliances,

# Talley, Llandeilo, SA19 7YH

services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a

### PROBLEM

Contact one of our property offices to arrange an

### RICS

HOMEBUYERS SURVEY& VALUATION

## WEBSITE ADDRESS


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Narberth 01834 869066

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	