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RICS



Since 1989

Stunning position. A highly appealing 9.75 acre country smallholding. 4 miles from Llandeilo, West Wales



Ty Coch Farm, Taliaris, Llandeilo, Carmarthenshire. SA19 7UU.

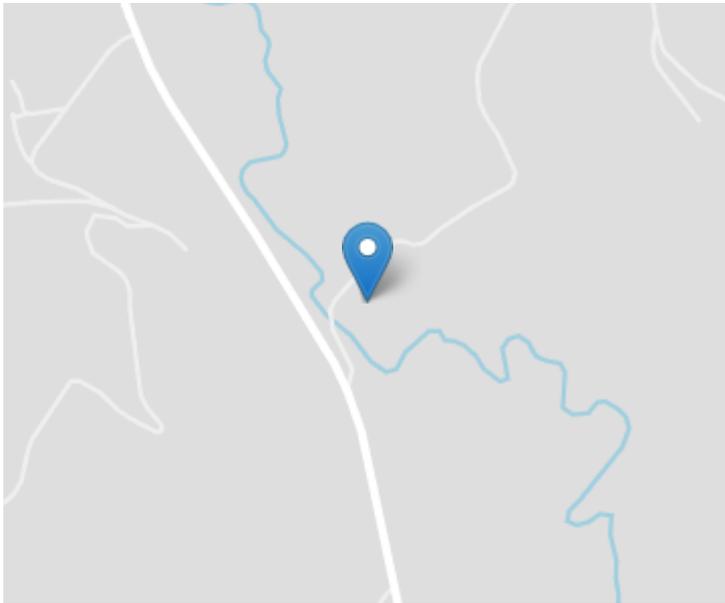
REF: A/4999/LD

£575,000

*** No onward chain *** Stunning rural position with unrivalled South facing views *** Highly appealing substantial country smallholding in a courtyard setting *** An impressive 4/5 bedroomed period farmhouse split over four floors - Tastefully renovated

*** In all extending to approximately 9.75 acres *** Two traditional sized paddocks with good access points - Sloping to level in nature *** Terraced garden laid to lawn *** Well sheltered with a mature hedge line and tree boundary *** Established vegetable garden, poly tunnel and adventure treehouse *** Perfect for those looking to keep Animals *** Further land/woodland available by separate negotiation (up to 35 acres)

*** Picturesque setting - Outstanding and far reaching views over the Dulais Valley and surrounding countryside *** Country living - Yet only 4 miles from the up Market Town of Llandeilo and a short drive to the M4 Motorway *** West Wales' finest - Scenic rural location *** Rural position with a shared farmyard driveway *** A one off property - Contact the Sole Selling Agent today to view *** Walk Through Video available on our Website – www.morgananddavies.co.uk



LOCATION

The property is situated in a lovely rural position enjoying a slightly elevated location taking advantage of the wonderful surrounding scenery for which Taliaris is renowned for, being approximately 4 miles from the A40 and the up Market Town of Llandeilo which provides a good range of amenities together with rail links to the Heart of Wales Line. The County Town of Carmarthen is approximately 19 miles and the M4 can be joined at Pont Abraham, providing access to the University of Swansea and, of course, the main route to the rest of the Country.

GENERAL DESCRIPTION

Tycoch Farm is a traditional farmhouse offering 4/5 bedroomed accommodation split over four floors. The property has been tastefully renovated in recent times and now offers the perfect Family accommodation along with 3 modern and stylish bathrooms.

Externally it sits within its own 9.75 acres or thereabouts with two good sized paddocks to the rear having good access points and enjoying fantastic and far reaching Southernly views over the renowned Dulais Valley.

A property worthy of early viewing and won't be on the market for long. Currently consisting of the following:-

GROUND FLOOR

RECEPTION HALLWAY

Having an original solid front entrance door with fan light over, sandstone flooring, staircase leading to the first floor accommodation and onto the lower ground cellar.



LIVING ROOM

16' 3" x 13' 1" (4.95m x 3.99m). With an open fire with a Hunter multi fuel stove with natural stone surround, large wall to ceiling picture window to the front elevation with fantastic views over the Dulais Valley, radiator.



LIVING ROOM (SECOND IMAGE)



DINING ROOM

16' 7" x 12' 5" (5.05m x 3.78m). A particular feature being the impressive inglenook fireplace with multi fuel stove on a

stone hearth, various wall lights, exposed ceiling beams, sandstone flooring, radiator, large picture window enjoying fine views over the Dulais Valley.



KITCHEN

31' 1" x 7' 10" (9.47m x 2.39m). An Oak fully fitted kitchen with a range of wall and floor units with work surfaces over, ceramic sink and mixer tap, Range Master Classic electric Range with double oven, grill and a 6 ring ceramic hob, plumbing and space for dishwasher, exposed ceiling beams, tiled flooring, radiator, rear entrance door, Warm Flow oil fired central heating boiler running all domestic systems within the property.



PANTRY

8' 2" x 4' 5" (2.49m x 1.35m). Being shelved.



LOWER GROUND FLOOR

CELLAR ROOM

16' 1" x 12' 2" (4.90m x 3.71m). Approached via the original stone staircase from the Reception Hall, radiator, window to the side.



FIRST FLOOR

LANDING

With stairs leading from the ground floor and also onto the second floor.



BEDROOM 1

16' 1" x 12' 11" (4.90m x 3.94m). With radiator, picture window enjoying fine views over the Dulais Valley.



VIEW FROM BEDROOM 1



FAMILY BATHROOM

A contemporary styled suite with a corner bath with power shower over, vanity unit with a fitted wash hand basin, low level flush w.c., pillared radiator with towel rail, extractor fan.



BEDROOM 2

16' 3" x 11' 10" (4.95m x 3.61m). With built-in airing cupboard housing the hot water cylinder and immersion, fire recess, radiator, picture window enjoying fine views over the Dulais Valley.



BEDROOM 3

12' 0" x 9' 0" (3.66m x 2.74m). With recessed shelving, radiator, views over the rear garden.



EN-SUITE TO BEDROOM 3

5' 6" x 5' 5" (1.68m x 1.65m). A modern suite with a corner shower cubicle, pedestal wash hand basin with chrome mixer tap, low level flush w.c., chrome heated towel rail, extractor fan.

BEDROOM 4

17' 9" x 9' 3" (5.41m x 2.82m). With recessed shelving, radiator, views over the rear garden.

**EN-SUITE TO BEDROOM 4**

5' 6" x 5' 5" (1.68m x 1.65m). A modern suite with a corner shower cubicle, pedestal wash hand basin with chrome mixer tap, low level flush w.c., chrome heated towel rail, extractor fan.

**SECOND FLOOR****LOFT ROOM/POTENTIAL BEDROOM 5/OFFICE SPACE**

33' 0" x 10' 1" (10.06m x 3.07m). Offering great possibilities and currently enjoying original loft beams, various Velux windows and undereaves storage cupboards.

**EXTERNALLY****GARDEN**

The property enjoys a terraced lawned garden that surrounds all sides of the property.

To the front lies a lawned garden with a stone paved patio area with mature hedge and a fantastic vista point over the Dulais Valley.

To the side of the property lies a kitchen garden with established various vegetable beds and fruit cages that leads onto the rear extensive lawned garden area with some fine native trees and mature hedge line.

GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



SIDE GARDEN

A further and extensive garden being sloping to level in nature. Ideal turn out paddock but currently providing a POLY TUNNEL.



TREE HOUSE

An exciting adventure tree house located within the upper garden.



LAND

In all the property extends to 9.75 ACRES or thereabouts and is located to the side and rear of the homestead. The land is sloping to level in nature and laid to pasture and both paddocks have a gated access point from the private track and also being well fenced and having ample natural shelter. Ideal for those hoping to keep Animals.



LAND (SECOND IMAGE)**LAND (THIRD IMAGE)****FURTHER LAND**

Further land/woodland is available by separate negotiation (up to 35 acres).

FRONT OF PROPERTY**PLEASE NOTE**

The property is approached via a privately owned track with

Tycoch Farm having rights of way.

AGENT'S COMMENTS

A fantastic opportunity awaits. A substantial smallholding in a highly desirable location.

WALK THROUGH VIDEO

WALK THROUGH VIDEO: Available on our Website – www.morgananddavies.co.uk

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band property - 'E'.

Services

We are informed by the current Vendors that the property benefits from private water, mains electricity, private drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Llandeilo the property is located by taking the B4302 road towards Talley for just over 4 miles where the entrance to Tycoch Farm will be found on the right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

