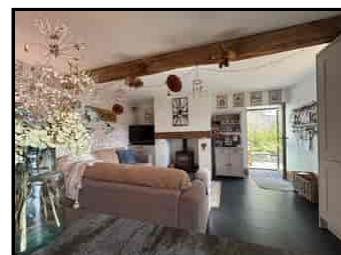


Nestled in the heart of the West Wales countryside lies the perfect example of a high end former stables set in a breath taking location with far reaching views. Set in its own land of approximately 2.5 acres. Near Llandeilo, West Wales



The Stables, Tycoch Farm, Taliaris, Llandeilo, Carmarthenshire. SA19 7UU.

£525,000

REF: A/5541/LD

*** Nestled in the heart of the West Wales countryside *** Superb and stunning example of a high end barn conversion *** Delightful elevated position on a select and sought after farmyard location *** 4 bedroomed, 2 bathroomed accommodation *** Perfect blend of rustic charm and modern living *** Thoroughly transformed preserving its original character whilst incorporating contemporary finishing

*** Enjoying an extensive plot of approximately 2.5 acres or thereabouts *** Mature landscaped gardens with a large patio *** Various flower beds, sun terrace, pergola and ornamental Fish pond *** Vegetable garden with a number of raised beds, greenhouse and potting shed *** A particular feature being the wood with fantastic woodland walks leading to the Bespoke Summerhouse *** Pasture paddock for those wanting to keep Animals

*** Picturesque setting nestled in the Dulais Valley with outstanding and far reaching views over the Valley and the surrounding countryside - As far as Llandeilo and Penylan *** Country living yet only 4 miles from the Upper Valley Market Town of Llandeilo and a short drive to the M4 Motorway *** West Wales finest scenic rural location *** A one off property offering superb living *** An unique home effortlessly balancing character and comfort with a tranquil countryside location



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@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 Talaris is renowned for, being approximately 4 miles from the A40 and the Upper Market Town of Llandeilo which provides a good range of amenities together with rail links to the Heart of Wales Line. The County Town and Administrative Centre of Carmarthen is approximately 19 miles and the M4 can be joined at Pont Abraham providing access to the University City of Swansea and the main route to the rest of the Country.



GENERAL DESCRIPTION

Here lies an unique opportunity. A perfect example of a high end barn conversion. The property has been totally transformed yet retaining many of its original rustic charm whilst incorporating every day modern conveniences. The property offers superior 4 bedroomed, 2 bathroomed accommodation with a newly fitted kitchen. It benefits from oil fired central heating, double glazing laminate oak flooring, oak skirting boards and oak internal doors throughout the property.

The property sits within ins own land of approximately 2.5 acres split into well maintained landscaped grounds, wood and a pasture paddock.

The most striking feature of the property is its location and views which overlooks the Dulais Valley, being unspoilt and uninterrupted.



GENERAL DESCRIPTION (SECOND IMAGE)



FRONT OF PROPERTY



THE ACCOMMODATION

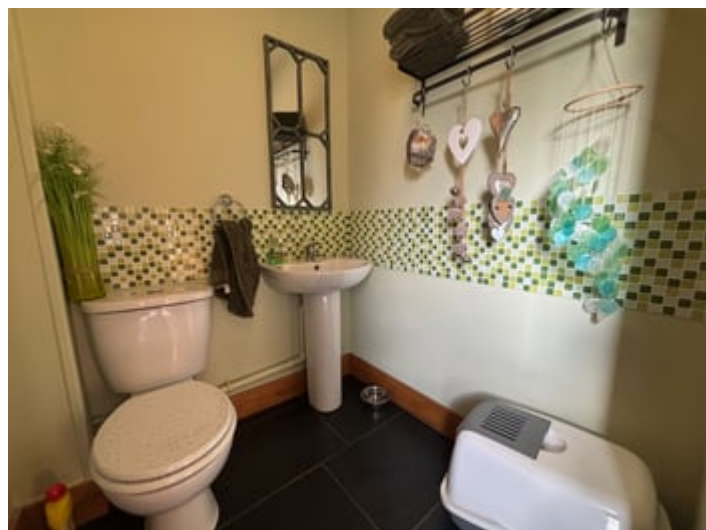
The accommodation at present offers more particularly the following.

RECEPTION HALL

With a fully glazed front entrance door, slate effect flooring.

W.C.

With low level flush w.c., pedestal wash hand basin, slate effect flooring, extractor fan.



KITCHEN/DINER

29' 5" x 15' 8" (8.97m x 4.78m). A newly fitted Leekes fitted kitchen with a range of wall and floor units with Dekton stone effect work surfaces incorporating a ceramic 1 1/2 sink and drainer unit with a central island with power outlets, Neff eye level electric oven, Neff induction hob with extractor hood over, integrated fridge and freezer, slate effect flooring with underfloor heating, open fireplace housing a cast iron multi fuel stove on a slate hearth with an oak beam over, oak staircase leading to the first floor accommodation with understairs storage/pantry cupboard.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN (FOURTH IMAGE)



LIVING ROOM

15' 5" x 15' 10" (4.70m x 4.83m). With French style doors opening onto the front patio area, laminate oak flooring with underfloor heating.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



FIRST FLOOR

LANDING



BEDROOM 4

15' 4" x 6' 2" (4.67m x 1.88m). With a vaulted ceiling with original oak beams and a roof window, laminate oak flooring with underfloor heating.



BEDROOM 3

15' 2" x 9' 4" (4.62m x 2.84m). With laminate oak flooring with underfloor heating, picture window to the front enjoying country views, glazed door to the side.



BATHROOM

9' 6" x 9' 3" (2.90m x 2.82m). A luxurious suite incorporating a walk-in mixer shower, oval free standing bath with central tap, oak vanity unit incorporating a 'his and hers' sink, low level flush w.c., part tiled walls, vaulted ceiling with large roof window, extractor fan, underfloor heating.



BATHROOM (SECOND IMAGE)



BATHROOM (THIRD IMAGE)



BEDROOM 2

12' 10" x 9' 4" (3.91m x 2.84m). With vaulted ceiling with original beams and roof window, laminate oak flooring with underfloor heating.



BEDROOM 1

18' 2" x 14' 4" (5.54m x 4.37m). With a vaulted ceiling with original beams, laminate oak flooring with underfloor heating.



EN-SUITE TO BEDROOM 1

A modern suite with a corner mixer shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, vaulted ceiling with a roof window, underfloor heating.



EXTERNALLY

GARDEN

Step into the beautifully landscaped gardens designed for both relaxation and outdoor entertaining. It enjoys a range of mature trees, manicured lawned areas and thoughtfully placed flower beds to create a scene of a picturesque setting. Whether you are enjoying an afternoon tea under the privately placed pergola with fire pit nearby, enjoying a peaceful morning walk through the wood or simply watching the change of seasons from your extensive patio area, this garden offers a seamless blend of nature and design. With nature in mind the garden boasts a wildlife pond, a range of mature shrubs and trees along with above ground swimming pool measuring 14' x 8'. The garden is fully secure and dog proof whilst also being private, although set in a farmyard style location.



PERGOLA



PATIO AREA



PATIO AREA (SECOND IMAGE)



VEGETABLE GARDEN

To the front of the property lies a productive vegetable garden thoughtfully laid out and easy to maintain with eleven raised beds, greenhouse and potting shed along with the fruit tree orchard.



VEGETABLE GARDEN (SECOND IMAGE)



GREENHOUSE



ORCHARD



THE WOOD

Natural beauty at your doorstep. Offering a peaceful escape and a rare connection to nature. It enjoys a range of mature and native trees with a delightful woodland walk that leads to the Y Bothy/Summerhouse that commands magnificent views over your own paddock and the Dulais Valley.



Y BOTHY/SUMMERHOUSE

Of timber construction with a balcony overlooking the Valley.

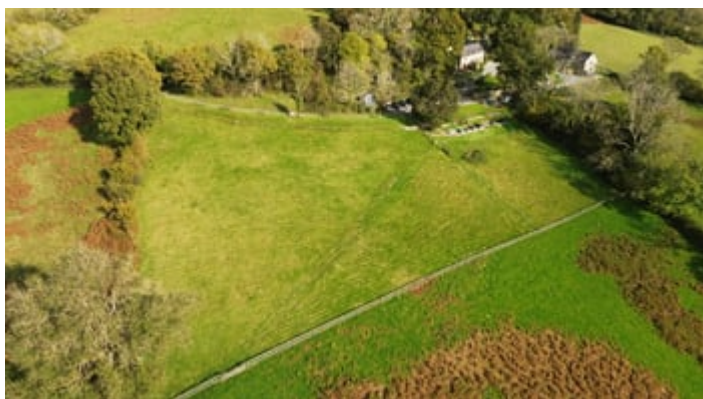


VIEW FROM Y BOTHY/SUMMERHOUSE



PASTURE PADDOCK

Space for Livestock, leisure or lifestyle. The property includes a well maintained pasture paddock offering open space ideal for Horses or Livestock with healthy grass coverage and secure boundaries in readiness for a variety of rural pursuits. It is gently sloping in nature and has a good gated access point.



PASTURE PADDOCK (SECOND IMAGE)



PUMP HOUSE

With water filtration system.

TOOL SHED

With log store.



PARKING AND DRIVEWAY

The property is accessed via a shared track that leads down to a private driveway that leads onto "The Stables" and also "The Barn" (neighbouring property). The neighbouring property has a right of way over "The Stables" private drive.

VIEWS

One of the stand out features of this property is its stunning and uninterrupted panoramic views over the Dulais Valley and the surrounding countryside.



AT NIGHT



POSITION



AERIAL VIEW



PLEASE NOTE

The property is located on a farmyard setting and benefits from two near Neighbours. We must note that "The Barn" has a right of way over "The Stables" driveway.

AGENT'S COMMENTS

An unique and unrivalled opportunity. A stunning property in an unbelievable rural location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains electricity, private water via a borehole with pump house and filtration system (regularly serviced), private drainage via septic tank, oil fired central heating via an external oil boiler running the underfloor heating to the ground and first floors, wooden framed double glazed windows, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Area: 2.544 acres (1.03 ha)

For Identification Purposes Only



LAMPETER
12 Harford Square, Lampeter,
Ceredigion SA48 7DT
TEL: 01570 423 623
lampeter@morgananddaves.co.uk

ABERAREON
4, Market Street, Aberareon,
Ceredigion SA46 0AS
TEL: 01545 571 600
aberareon@morgananddaves.co.uk

CARMARTHEN
11 Llanmaes Street, Carmarthen,
Carmarthenshire SA31 3AD
TEL: 01267 493 444
carmarthen@morgananddaves.co.uk

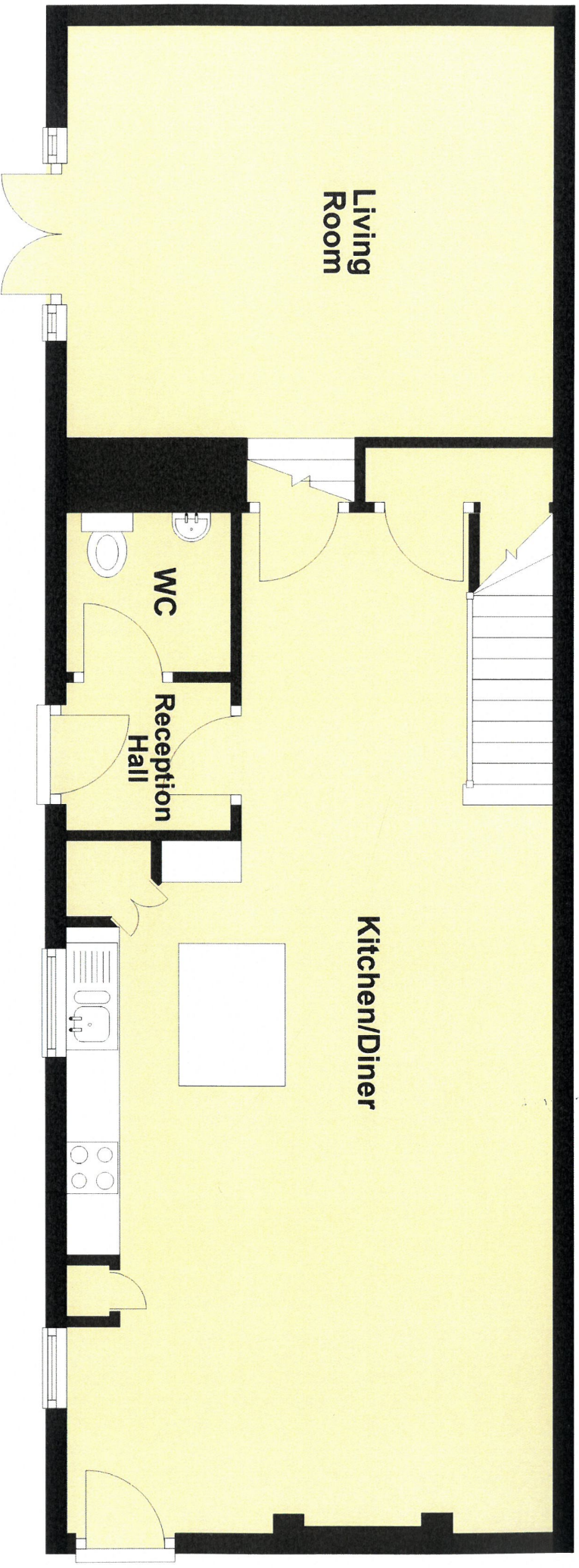
Directors:
Mr Morgan FRICS FIAAV Rinc ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA FNAVA

Associates:
Iain Davies, Associate MNAEA Neville Thomas, Associate

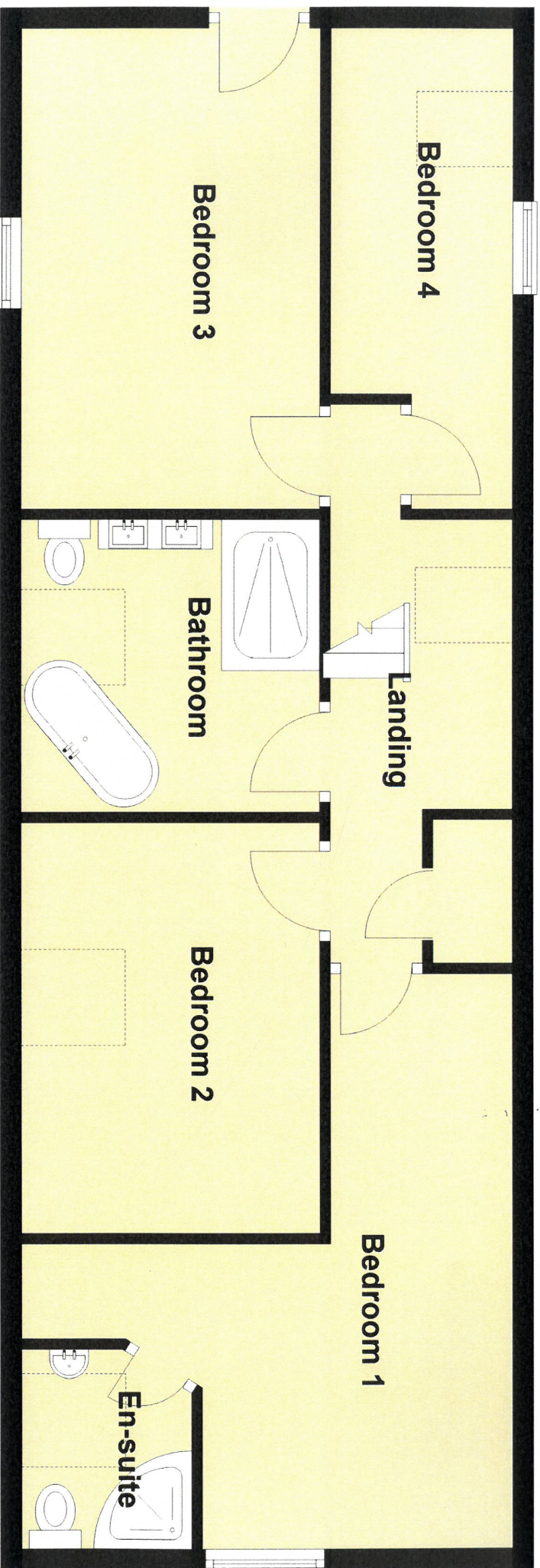
www.morgananddaves.co.uk

Morgan & Davies is a trading name of Morgan & Davies Ltd a Company registered in Wales 11281575

Ground Floor



First Floor



Council Tax: Band F

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.
Underfloor Heating.

Electricity Supply: Mains Supply.

Water Supply: Private Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (60)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? Yes



Directions

From the Market Town of Llandeilo the property is located by taking the B4302 road towards Talley for just over 4 miles where the entrance to the property will be found on the right hand side, as identified by "Ty Coch Farm" sign. Continue on this private shared track for 0.7 of a mile and the gated entrance to "The Stables" will be noted on your right hand side. Continue down the track and "The Stables" will be located on your left hand side.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS