



## The Smallholding Centre

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## 4 Bed Farmhouse And Cottage With Land

Offers in Region of

# £750,000



## Nantygroes, Unmarked Road Near Talley, Llandeilo, SA19 7BQ

Nantygroes Farm and Y Beudy Holiday Cottage are set in a truly magnificent setting looking out over the rolling hills and countryside of Carmarthenshire and a short distance to Talley village with its historic ruined Abbey and the Upper Talley Lake. The holding has around 28 acres or thereabouts of mainly pasture with a small amount of woodland and is split into a number of enclosures in one large block with one field situated across the lane (see land plan attached).

The Farmhouse has a lounge with feature inglenook, sitting room, kitchen, utility, small office, on the first floor there are two bedrooms, (one which has a conservatory / sun room leading off to take full account of the views to be had here) a bathroom, and a shower room.

Y Beudy Holiday Cottage is a character detached converted Barn which has an open plan lounge, kitchen, dining area, a separate bedroom and a shower room together with a crog loft - so sleeps 4 in total. This unit has its own private garden area and utility block for guests.

This is a perfect opportunity to acquire a character holding that provides land for stock keeping / general enjoyment, an income from

## Key Features

Superb 28 Acre Farmhouse & Cottage

No Immediate Neighbours

No Through Road Location

Far Reaching Views

Just Outside Talley Village

Lifestyle And Income

2 Bed Farmhouse & 2 Bed Holiday Cottage

Energy Rating: House: E; Cottage F



the Holiday Cottage whilst having complete privacy in a no through road position.

## Ground Floor

**The Farmhouse - Accommodation** - Entrance via timber stable-style door into:

**Porch** - With tiled flooring, small window to the front, radiator, through to:

**Lounge** - 13' 5" x 17' 4" (4.1m x 5.3m) into alcove.

With UPVC double-glazed window to the front and timber window to rear, feature inglenook fireplace, staircase to first floor, exposed beams, radiator, small office area leading off from lounge, door into:

**Sitting Room** - 8' 1" x 15' 10" (2.48m x 4.85m) With UPVC double-glazed window to the front, radiator, door into:

**Kitchen / Diner** - 10' 5" x 17' 6" (3.18m x 5.35m) With a good range of wall and base units, 1.5 bowl sink/drain unit, "Leisure" LPG cooking range, "Bosch" dishwasher, tiled splash back, radiator, double doors to outside with panoramic views across the beautiful Welsh countryside, tiled flooring, door into:

**Utility** - 9' 4" x 8' 11" (2.87m x 2.72m) With a range of wall and base units, 1.5 bowl sink/drain unit, space and plumbing for washing machine, radiator, door to outside, two windows to front and side, tiled splash back and tiled flooring.

## First Floor

**First Floor** - Accessed via staircase in lounge and giving access to:

**Bedroom 1** - 11' 1" x 14' 11" (3.4m x 4.55m) into alcove.

With UPVC double-glazed window to the front with views over the front gardens and to the holiday cottage, extensive built-in wardrobes, radiator.

**Bathroom** - 8' 3" x 12' 5" (2.53m x 3.8m) With UPVC double-glazed window to the front, "his and hers" enamelled wash hand basins, panelled bath, low level flush WC, bidet, radiator.

**Shower Room** - With window to side, shower cubicle, low level flush WC, wash hand basin, radiator.

**Bedroom 2** - 12' 10" x 10' 9" (3.92m x 3.3m) With two windows affording far-reaching views over the surrounding countryside, radiator, double doors leading into:

**Sun Room / Conservatory** - 8' 10" x 9' 5" (2.7m x 2.88m) Built to take full advantage of the exceptional views that are to be had from this position as they are far-reaching over beautiful open countryside and a large proportion of the land which comes with this property.

## Exterior

**Ty Beudy - Holiday Cottage Accommodation** - Entrance via a red timber door into the open plan:

**Lounge / Kitchen / Dining Area** - 19' 10" x 15' 8" (6.05m x 4.78m) With stone fire surround with electric log-effect fire, two windows to the front, stable-style door out to cottage gardens, the kitchen area has a range of base units, stainless steel sink/drain, electric cooker, fridge/freezer, 2



Upper Talley Lake Near Talley Village



Ruins Of Talley Abbey In Talley Village



Main Entrance Off A No Through Road



Side View Of Farmhouse



radiators, steps leading up to a cute crog loft that has two single beds with a Velux roof window.

**Bedroom 1** - 11' 3" x 11' 0" (3.43m x 3.36m) With window to front, radiator.

**Shower Room** - With frosted window to rear, pedestal wash hand basin, low level flush WC, shower cubicle, radiator.

**The Land** - Nantygroes has around 28 acres or thereabouts all in (please see Land Plan attached) and is predominantly pastureland, mostly gently sloping with a steeper enclosure situated over the lane. The land has been kept in good order by our clients and is split into a number of separate enclosures mostly in one block to the front of the Farmhouse and Cottage. Natural streams service most fields. There is approx 3.5 acre of accessible woodlands which was planted 25 year ago.

**Outbuildings** - Various outbuildings are scattered around which include a Dutch barn with two storage rooms, a goat shed, corrugated shed, tool shed, poultry run and a timber cabin in the woods, there is also a useful polytunnel with large vegetable gardens adjacent to the house.

**General Information** - Viewings: Strictly by appointment via the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, private spring water, private drainage (septic tank), oil-fired central heating.

Council Tax: House: Band E, Carmarthenshire County Council (Charge for 2025/26 - £2636.05)

Cottage: Band C, Carmarthenshire County Council

**Directions** - From Carmarthen, take the A40 to Llandeilo. Continue on A40 to Rhosmaen where you take a left fork onto the B4302 to Talley. Continue on this road for 7 miles until you reach Talley. On the sharp right hand bend in the village turn left (basically continue straight ahead on to a single track road). Continue on this road for 2.2 miles, pass the Abbey and Church on the right hand side, pass Upper Talley Lake on your right. Pass a farm on your right then where the road splits in to two turn left down a no through road. Continue up here for 1.1 miles and you will find this property on the right hand side, name plaque visible.



Farmhouse Lounge With Inglenook



Feature Farmhouse Lounge Inglenook



Other View Of Farmhouse Lounge



Farmhouse Sitting Room





Other View Of Farmhouse Sitting Room



Farmhouse Kitchen / Diner



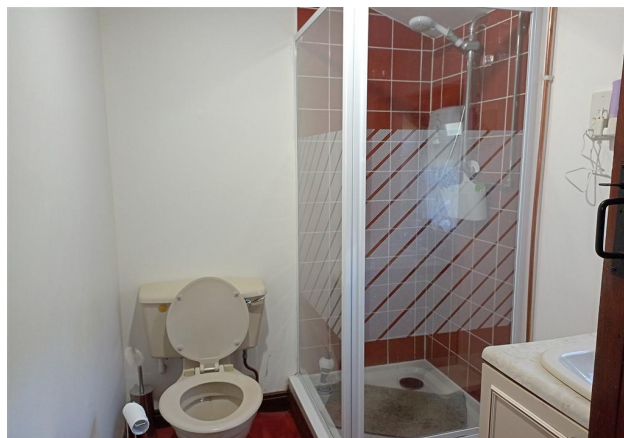
Farmhouse Utility



Bedroom 1



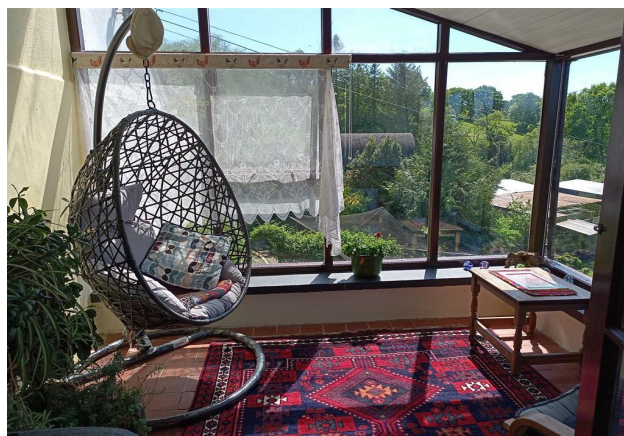
Farmhouse Bathroom



Farmhouse Shower Room



Farmhouse Bedroom 2



Farmhouse Conservatory / Sun Room





View From Farmhouse Conservatory Sun Room



The Beudy Holiday Cottage - Sleeps 4



Holiday Cottage Lounge



Holiday Cottage Open Plan Lounge/Kitchen



Holiday Cottage Kitchen Area



Holiday Cottage Dining Area

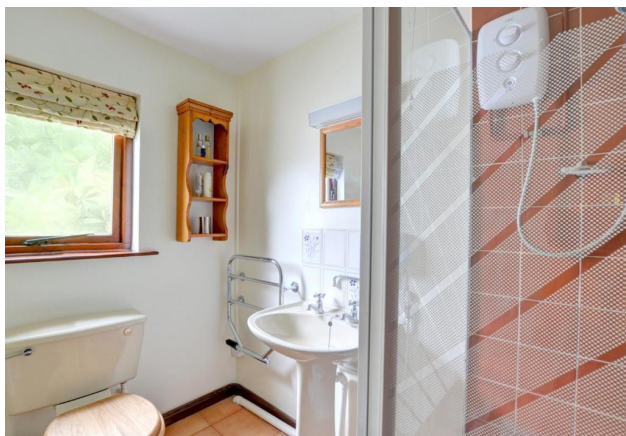


Holiday Cottage Crog Loft



Holiday Cottage Main Bedroom





Holiday Cottage Shower Room



Utility Building For Holiday Cottage



Holiday Cottage Private Gardens



Dutch Barn With 2 Storage Areas



Goat Housing



Far Reaching Views



Far Reaching Views



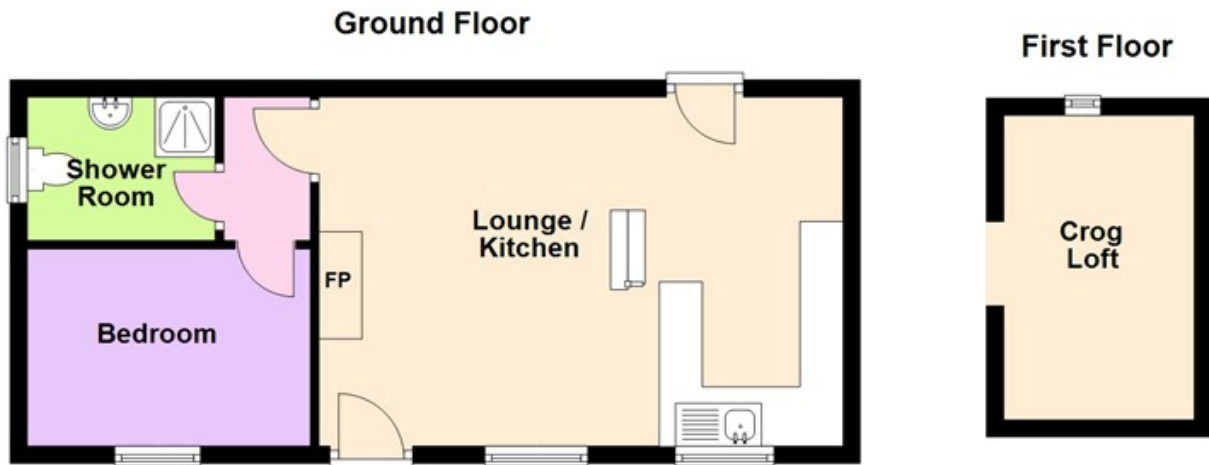
The Land



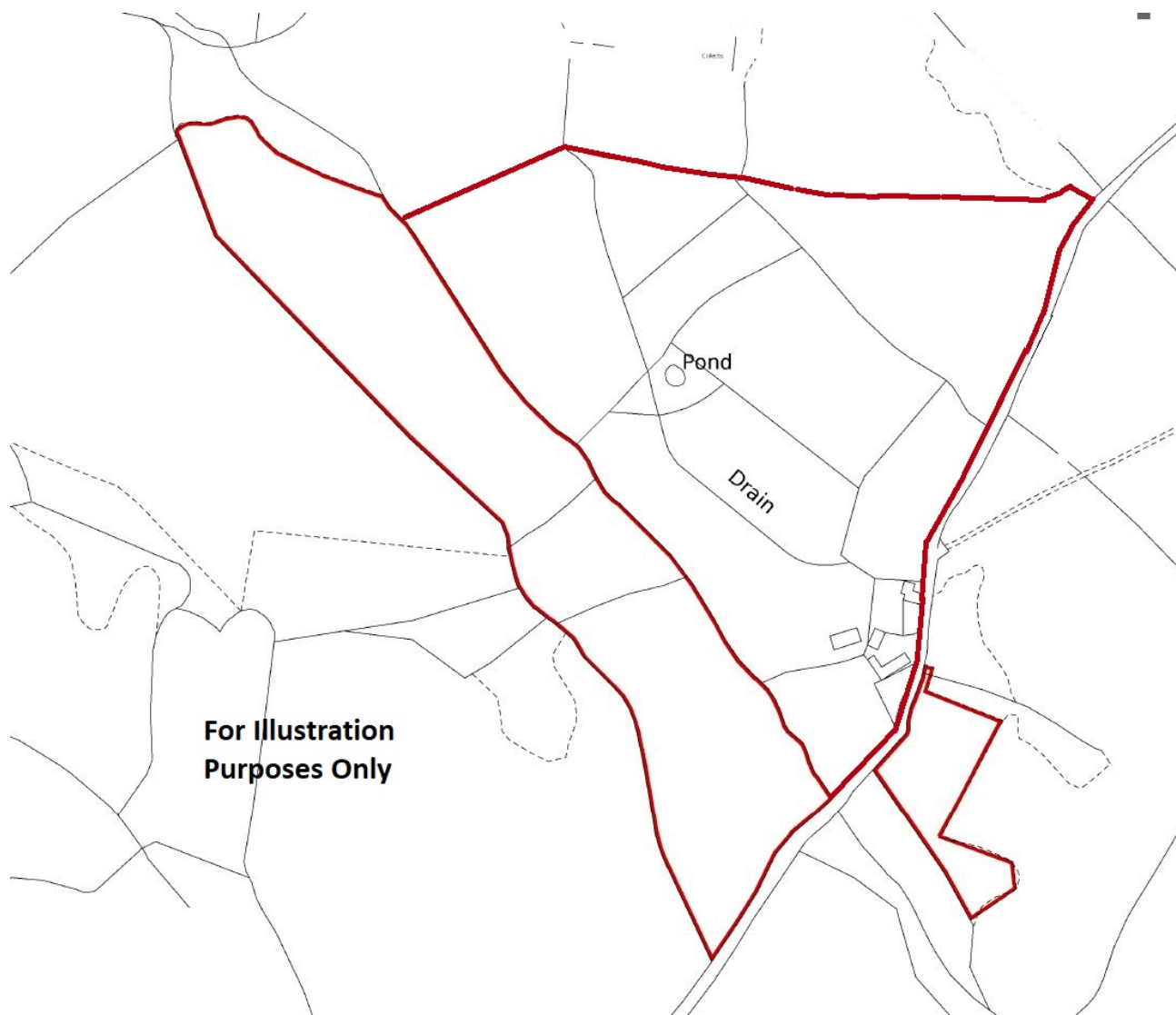
## Floorplans



Nantygroes, Talley, Llandeilio



Ty Beudy, Tally, Llandeilio



## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		