

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Ty Mawr Farm House Aeron Court, Talsarn, Lampeter, SA48 8QB

Offers In The Region Of £449,950

A substantial period grade II listed former farmhouse bursting with character and charm, noted as a building of special interest known to date back to the mid 1700's. The property offers extensive & spacious family sized accommodation having 4 bedrooms, a beautiful kitchen / diner & a most attractive living room with inglenook holding a multi-fuel stove. The grounds are vibrant & well kept, backing onto open fields whilst having several seating areas, summerhouse, barbecue area, tulip trees & a unique acer griseum / paperbark maple tree. The property is privately tucked away yet convenient being only some 8 miles distance from the historic Georgian Harbour Town of Aberaeron & the many sandy beaches on the West Wales heritage coastline.

Location



Ty Mawr is tucked away in the scenic Aeron Valley, noted for its beauty. The property is private yet not remote and convenient to the pretty Georgian harbour town of Aberaeron renowned for its destination bars, restaurants and hotels whilst also being within easy travelling distance of the university town of Lampeter and within an easy driving distance of the larger town of Aberystwyth to the north. Talsarn itself holds historical significance as the former residence of famous Welsh poet Dylan Thomas who resided at the nearby Plas Gelli mansion from 1941 to 1943. This location offers a unique opportunity to explore the Welsh countryside being within reach of therapeutic walks through the Welsh land and valleys, all adding to the appeal of this ideal family home.

Description



A substantial stone former farmhouse with slate roof, part of which is known to date back to the mid 18th century offering oil centrally heated, family sized accommodation that has been extensively renovated over the years whilst keeping the original charm and character of the home to now provide a homely yet prestigious feeling residence. To the ground floor the majority of the rooms have attractive quarry tiled flooring - we are informed from the town of Ruabon in North Wales famous for their strong materials & there is character sash

windows throughout. The property affords more particularly the following -

Storm Porch

leading to -

Front Entrance Door to -

Boot Room

with quarry tiled flooring & glass paned French doors to -

Reception Hallway



with quarry tiled flooring, access to insulated loft & with ornate feature doorframe, doors to -

Living Room



A spacious & welcoming room with attractive feature inglenook with multi fuel stove, exposed stone walls, exposed character beams & door to grounds to the side

Kitchen / Dining Room
18'2" x 18' (5.54m x 5.49m)



A beautiful kitchen / diner which really feels like the heart of the home which is part tiled with bespoke kitchen units & central breakfast bar, 'Rangemaster' 5 ring calor gas hobs & electric oven with extractor hood over, belfast sink with mixer tap, plumbing/space for dishwasher & wall recess currently housing microwave. Built in cupboard housing the oil 'Worcester' central heating boiler.

Inner Hall

off reception hallway with quarry tiled floor & walk in pantry with shelving.

Shower Room
9' x 6'5" (2.74m x 1.96m)



A part tiled suite with tiled flooring, direct fed shower unit, plumbing for automatic washing machine, pedestal wash hand basin.

Sun Room
11'1" x 8'0" (3.40m x 2.44m)



with exposed timbers & French doors to exterior with covered external patio, a perfect spot for those alfresco summer evenings with a barbecue area on hand & a lovely view of the garden / patio.

FIRST FLOOR

Landing



Approached via an attractive original staircase that leads up to a half-galleried landing with picture window. The inner landing provides built in wardrobe/storage space & airing cupboard with copper cylinder & immersion heater.

Master Bedroom

19'2" x 14'2" (5.84m x 4.32m)



A large bedroom with exposed character beams & closed fireplace with inset timber above, exposed floorboard & sash window to the front.

Bedroom 2

12'6" x 11" (3.81m x 3.35m)



with exposed character beams & exposed timber flooring

Bedroom 3

16'2" x 12'7" (4.95m x 3.86m)



with double aspect windows & exposed character beams

Bedroom 4

12'9" x 11'6" (3.89m x 3.51m)



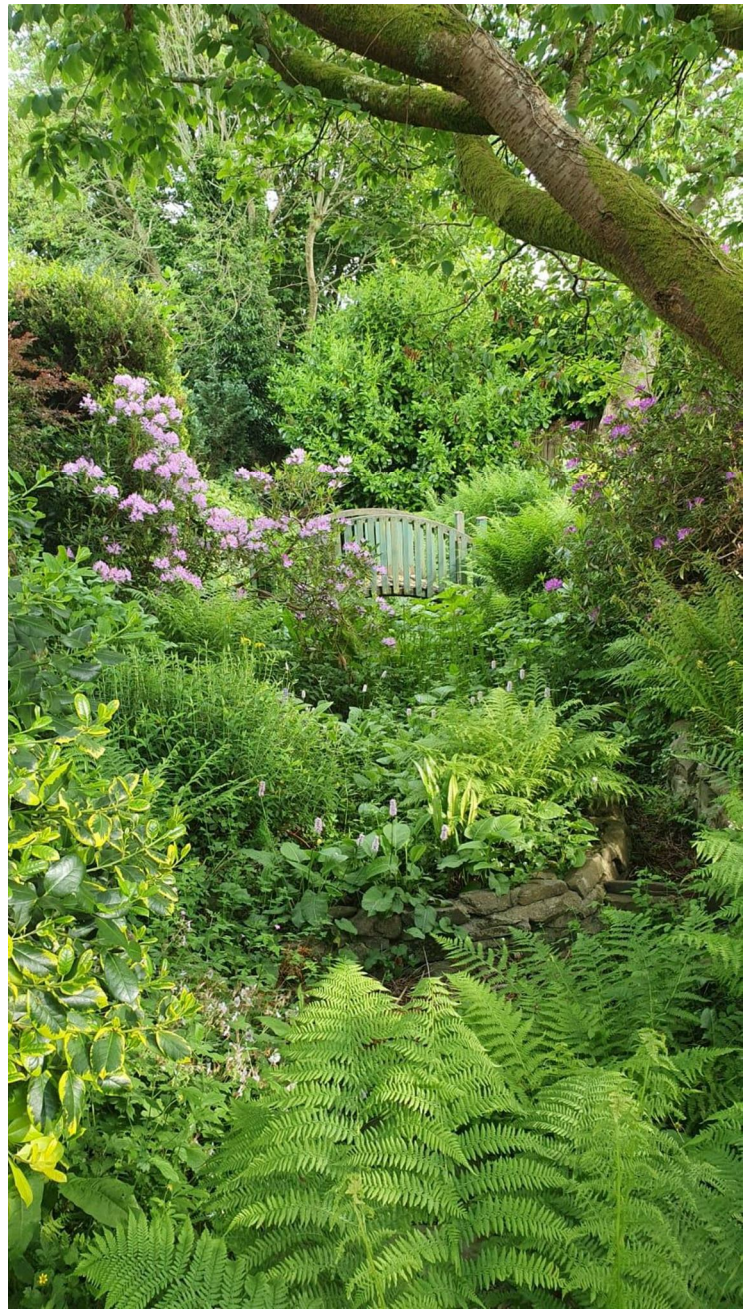
with exposed 'A frame' beams & exposed floorboards

Bathroom



A newly renovated suite with tiled flooring, shower cubicle, wash hand basin with toiletries cupboard, WC & heated towel rail.

Externally



The property is set in a spacious corner plot which dominates the rear of the cul de sac made up of select barn conversions & other properties. The farmhouse & its grounds enjoy considerable privacy with extensive parking and turning areas to the front via a tarmac driveway & lean-to carport 27' x 11'5". One of the main features of this property is the extensive & vibrant grounds made up of shrubs, flowering bushes, mature trees (tulip trees & a paperbark maple) & lawned gardens. There is also a summerhouse within the grounds, a patio area with barbecue, paved paths, a feature well & an ornamental bridge.

Garage / Workshop
20' x 20' (6.10m x 6.10m)



having 2 seperate doors off the cul-de-sac access.

Summerhouse



Well placed to enjoy the private & attractive grounds of the property.

Further Grounds



Feature Well



Services

We are informed the property is connected to mains water, electricity & drainage & benefits from oil fired central heating.

Directions

What3Words: expel.outs.walked

From Lampeter take the A482 towards Aberaeron, after passing through Creuddyn Bridge at the top of a steep hill take the right hand turning on to the B4337, continue to the village of Talsarn, over a humpback bridge, past Dalton's ATV's on your left, take the first left hand drive into a private cul-de-sac. the property is the second in on the left hand side, approached via a gated entrance.

Council Tax Band 'F'

We understand that the property is in council tax band 'F' with the amount payable per annum being £3039.

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GROUND FLOOR

FIRST FLOOR

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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