



ST MARY MEAD

2 Aeron Court | Tal-sarn | Lampeter | Ceredigion | SA48 8QT

FINE & COUNTRY

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This exquisite, individually designed barn conversion not only retains an abundance of charm and character but also boasts an array of modern upgrades enhancing both comfort and security. Offering flexible living space with 4/5 generously proportioned bedrooms, this property is perfectly tailored for family living and is meticulously presented, providing ample room both for entertaining and daily life.

Key recent enhancements include an updated central heating system complete with boiler, radiators, and a water tank, ensuring a warm and efficient living environment. The security of the property has been elevated with the installation of a new alarmed oil tank, lockable windows and doors. Exterior improvements feature new fencing and an architecturally designed arch gate, which enhance both the security and aesthetic appeal of the home.

Inside, the master bedroom has been upgraded with a new shower unit, adding a touch of luxury and convenience. Additionally, new flooring has been laid in three of the four bedrooms, further modernizing the space, and adding to its contemporary appeal.

Set within beautifully landscaped gardens that feature a separate stone annex, the property also benefits from secure gated archway parking. Its location is particularly advantageous, lying in close proximity to the scenic Georgian coastal town of Aberaeron and the well-equipped university and shopping town of Lampeter. Additionally, Aberystwyth, a larger coastal and university town, is approximately eighteen miles to the north.

The stone annex offers the ultimate set-up for a home office, or a versatile space for hobbies, or family parties.

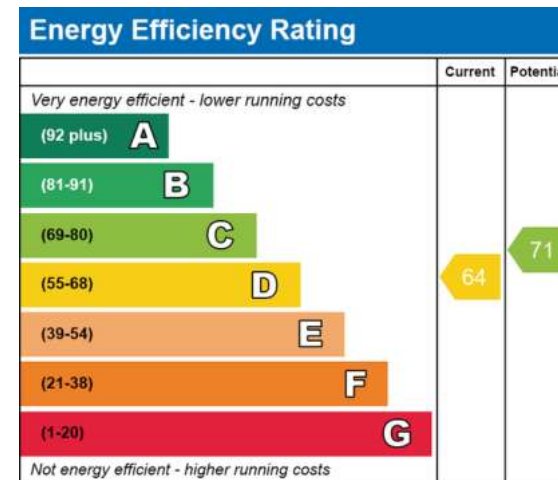




Internally, the barn conversion strikes a delightful balance between spacious open areas for social gatherings and secluded private spots, ideal for work or relaxation. The interiors are marked by a refined contemporary aesthetic that complements the external rustic appeal.

Nestled in the village of Tal-sarn, the property is just 6 miles from Lampeter and 7 miles from Aberaeron. The village itself holds historical significance as the former residence of Dylan Thomas—Wales’s most celebrated poet—at Plas Gelli from 1941 to 1943. Thomas' connection to the area is immortalised in his naming of his daughter Aeronwy after the river Aeron, which meanders through the picturesque Aeron Valley to Aberaeron. This location offers a unique opportunity to explore the Welsh countryside, with access to invigorating walks through fields and valleys, enhancing the appeal of this distinguished home.

Video Link: <https://youtu.be/99zcXNgEi7w>













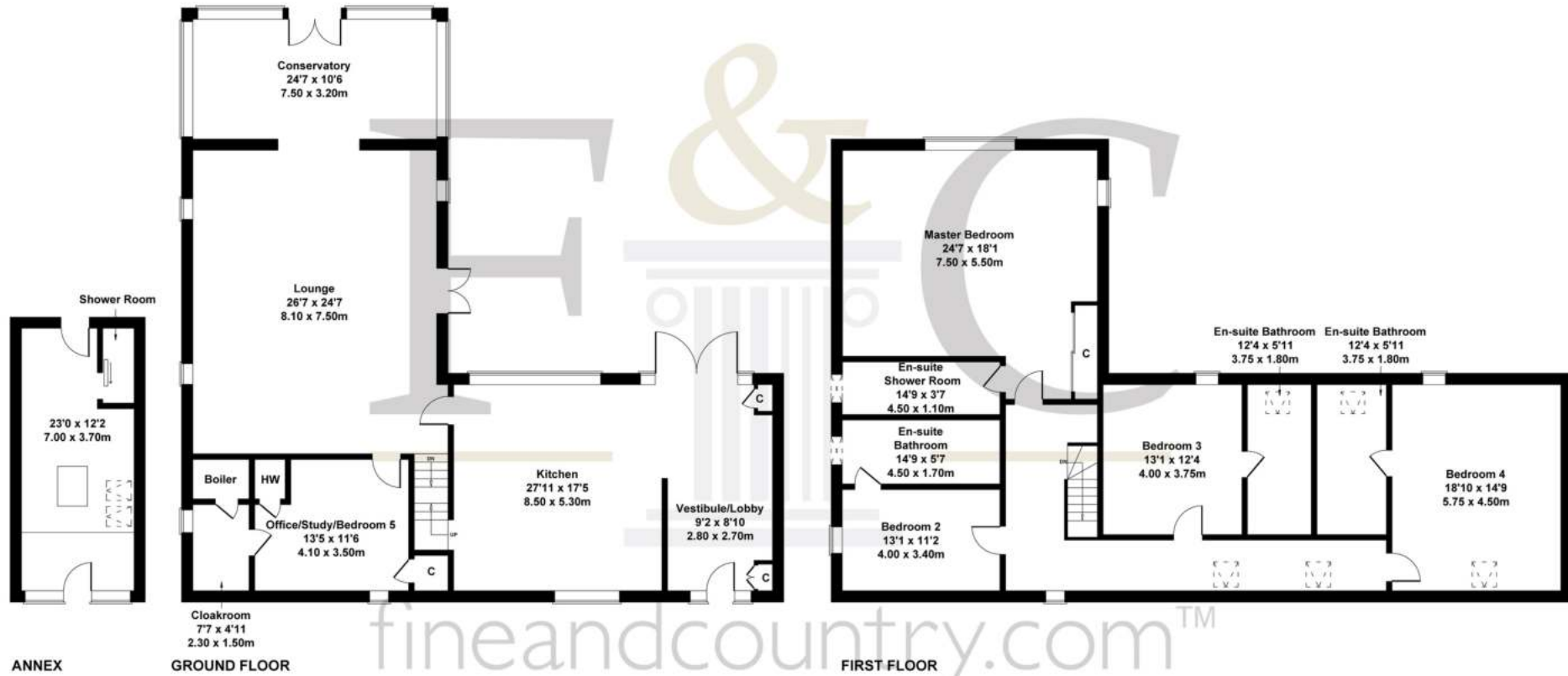






St Mary Mead, 2 Aeron Court, Talsarn, SA48 8QT

Approximate Gross Internal Area
3412 sq ft - 317 sq m



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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