



CEFN DU BACH

MAESMAWR | MEIFOD | SY22 6YF





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Welshpool 9.9 miles | Oswestry 14.8 miles | Shrewsbury 27.5 miles | Wrexham 29.5 miles | Chester 41.8 miles
(all mileages are approximate)

IDEAL EQUESTRIAN PROPERTY SITUATED IN APPROXIMATELY 17 ACRES
WITH LARGE WORKSHOP, GREENHOUSE, 4 BAY OPEN FRONTED BARN
AND HARDSTANING FOR MENAGE

Part timber framed cottage
Planning permission granted for extension
17.07 acres of good grazing land
Open fronted barn (could simply be converted to provided stabling)
Delightful rural location



Welshpool Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Approached via a private gravelled driveway, Cefn Du Bach is a beautifully enhanced country cottage that has undergone significant improvements to both its land and facilities under the careful stewardship of the current owners. Thoughtfully extended, this charming part-timber-framed home now offers a generous open-plan kitchen, dining and family area — the heart of the house — where character and comfort blend seamlessly. Exposed wall timbers and ceiling beams add warmth and authenticity, whilst a striking brick chimney breast with inset stove creates a natural focal point. The wraparound kitchen features an oil-fired range cooker and has been designed with both style and practicality in mind, making it ideal for everyday living and entertaining alike.

The glazed dining area enjoys an open aspect across the grounds and barns, inviting natural light whilst creating a seamless connection between the interior and the surrounding landscape. Adjacent lies a practical boot room — ideal for country living. The sitting room continues the home's rich character, with exposed wall timbers and ceiling beams adding warmth and texture, whilst an impressive chimney breast with inset stove provides a cosy focal point and enhances the room's timeless charm.

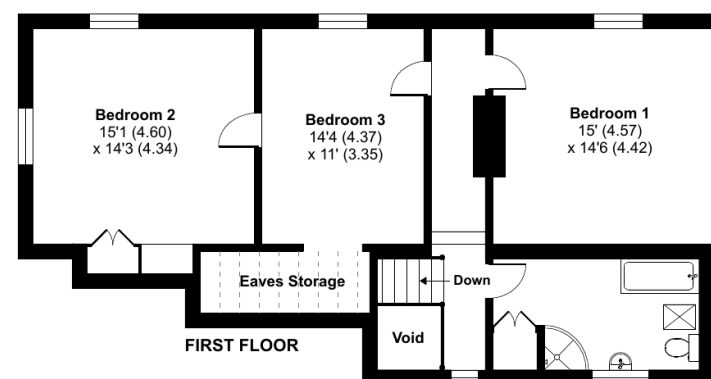
The first floor is approached via a landing with a part-vaulted ceiling, adding a sense of space and light. The principal bedroom is a wonderfully atmospheric space, showcasing exposed A-frame timbers and ceiling beams that speak to the property's heritage. Leading directly from the principal bedroom is a versatile third bedroom, currently used as a dressing room, offering flexible accommodation to suit a variety of needs. Bedroom two is equally as charming, with further exposed wall timbers and ceiling beams adding depth and character. The family bathroom is well-appointed with a stylish four-piece suite, including a dual-ended bath and a separate corner shower.



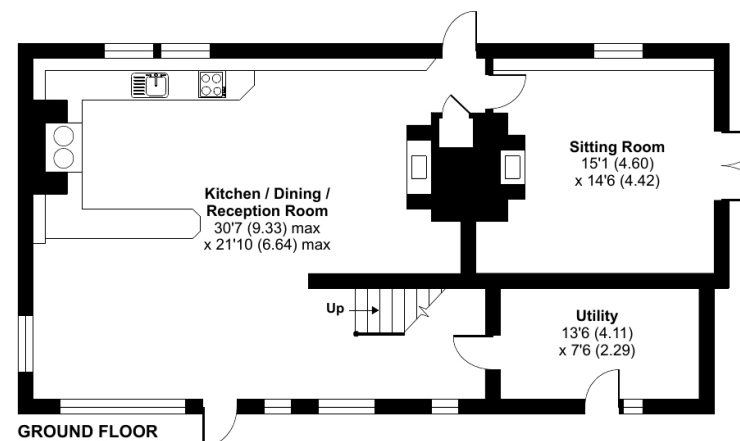
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1366052

The property benefits from double glazing throughout and is served by an oil-fired central heating system. A recently installed private well provides a reliable water supply, while drainage is via a private septic tank system — offering a self-sufficient and environmentally considerate setup in keeping with the rural setting.

Approximate Area = 1904 sq ft / 176.9 sq m (excludes open store / void)
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Outbuildings = 2732 sq ft / 253.8 sq m
 Total = 4692 sq ft / 435.9 sq m
 For identification only - Not to scale



Denotes restricted head height





EXTERNALLY

The land extends to approximately 17.07 acres and has seen significant investment and improvement under the current ownership, including full reseeding and the enhancement of the main driveway. A dual-access yard has been thoughtfully created to provide excellent manoeuvrability and ease of access. Within the grounds, a substantial four-bay open barn measuring approximately 70ft x 15ft offers scope for conversion into stabling or additional storage (subject to requirements). A versatile 80ft x 20ft workshop with twin doors, concrete base, power and lighting provides an exceptional multi-use space, ideal for a variety of agricultural, equestrian or leisure uses. A generous 20ft x 10ft field shelter, currently utilised as a log store, could easily be repurposed to suit a new owner's needs. For those with horticultural interests, a 31ft x 19ft greenhouse is flanked by two useful store rooms and sits alongside seven raised beds, offering real potential for a productive kitchen garden and the opportunity for a more self-sufficient lifestyle.

A substantial stone base has been laid with the intention of creating a ménagerie or arena, perfectly positioned close to both the yard and the cottage — an ideal addition for equestrian use or further development, subject to consents. To the rear of the property lies a spacious gravelled parking and turning area, providing ample space for multiple vehicles, horse boxes or trailers, and ensuring practical access throughout the grounds. The property has detailed planning consent for an extension planning reference number :- 24/1450/HH.

METHOD OF SALE

The property is for sale for offers in the region of £775,000 by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains electricity, private water, private drainage and oil central heating. None of these services have been tested by Halls.

EPC

Rating 'E'

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
Council Tax Band – F

DIRECTIONS

Postcode for the property is SY22 6YF
What3Words Reference is toys.homecare.mornings

ANTI MONEY LAUNDERING

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

WEBSITES

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



