



Cefnbach, Howey, Llandrindod Wells, Powys, LD1 5RF





Cefnbach
Howey
Llandrindod Wells
Powys
LD1 5RF

Summary of features:

- A delightful and characterful cottage with a detached converted barn
- Set in approximately 4.04 acres
- Stunning rural views
- Found in easy reach of Llandrindod Wells, Builth Wells and Hay-on-Wye

Llandrindod Wells 3.5 miles
Builth Wells 3.5 miles
Hay-on-Wye 17.6 miles

Description

Cefnbach is a charming and characterful former farm workers cottage with a converted barn set in approximately 4.04 acres of grounds.

The property, which is situated in a delightful and private location taking advantage of far-reaching southerly views, offers potential for a number of uses (subject to the necessary planning consents and regulations).

Location

The property is set off the main A438 but provides close access to amenities. Services and facilities can be found nearby in the popular Spa town of Llandrindod Wells and include a train station, supermarkets, a hospital, dental surgery and a medical practice along with a wide range of shops.

The renowned market town of Builth Wells, famous as the home of the Royal Welsh Show, offers further facilities including an independent cinema. There are also a variety of shows, exhibitions and fairs held on the showground throughout the year.

With the Gilwern Hills, Elan Valley and Mynydd Epynt all nearby, opportunities for recreational activities are plentiful within the exceptionally beautiful surrounding area.

Hay-on-Wye, known world-wide for the Hay Literary Festival is another popular destination found in the Wye Valley and within the Brecon Beacons National Park.

Accommodation

The main cottage is accessed directly into the farmhouse style kitchen with an electric Rangemaster Professional cooker, a tall refrigerator and a dishwasher along with further space for free standing appliances.

From the kitchen a staircase provides access to a bedroom with airing cupboard storage and a bathroom with a freestanding bath, W.C., and a wash-hand basin.

Back on the ground floor, a door from the kitchen leads into the sitting room which is a room of immense character with exposed stone walls, beams and an impressive inglenook fireplace with the original working bread oven and external door.

From the sitting room there is ladder access to two rooms on the first floor which have historically been used as bedrooms. The main bedroom features a cruck frame and a door which gives access to the second bedroom. Both rooms have windows to the south.



The Barn

Detached from the main house, this converted barn has an exceptionally bright and airy living room featuring two large windows looking out over the garden, fitted cupboards and a large shower room.

The bedroom has a free-standing bath and an en-suite W.C. and wash basin. There is also a low-ceilinged platform area with space for a double bed.

In between these two rooms and accessed externally there is a larger area and laundry with plumbing for a washing machine and tumble dryer.

Ground Floor



Total area: approx. 57.4 sq. metres (617.4 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.



Outside

The property is approached via a right of way into its own gated entrance with a parking area immediately on the left-hand side.

To one side of the property there is a charming orchard area with a variety of fruit trees and a timber garden store.

The south-facing mature garden has been well maintained and takes full advantage of the beautiful scenic views over the countryside.

The property has paddocks to the front and rear and both the garden and paddock extend down to an area of woodland.

Overall, this is a delightfully serene and tranquil location, yet only a few miles from civilization.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys Council Band "E".

Services

We are advised that the property is connected to mains electricity, bore-hole water supply and private septic tank drainage with oil-fired central heating. Please note the services and service installations have not been tested.



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Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

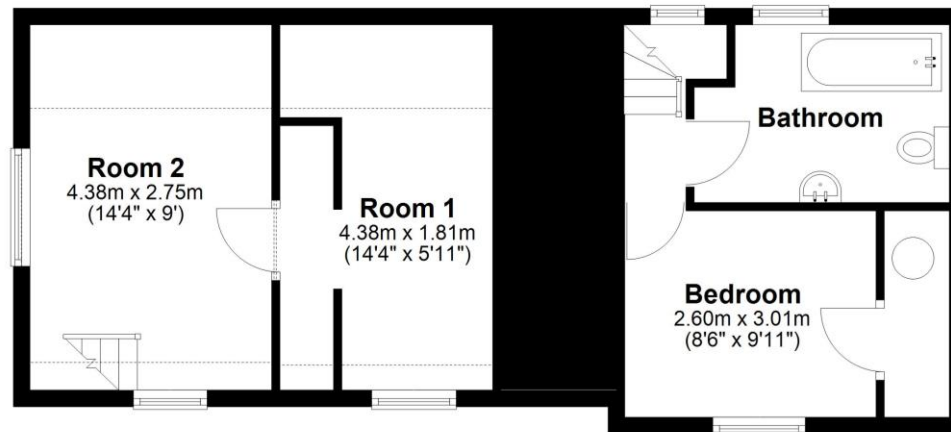
Harry Aldrich-Blake 07717 410757



Ground Floor



First Floor



Total area: approx. 102.6 sq. metres (1104.6 sq. feet)

Floor plan produced for identification only. Not to Scale
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+)	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
www.epc4u.com	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.