



## Cefn Bach Howey

, Llandrindod Wells, LD1 5RF

£550,000



Settings rarely come more beautiful than this! Nestled amongst the glorious Mid Wales scenery with spectacular views up to the hills and down the valley, Cefnbach is located in the rural area of Disserth and Trecoed, yet within three and a half miles of the property in either direction can be found all the amenities needed for modern life. The Historic Spa town of Llandrindod Well's is in one direction, while the small Market Town of Builth Wells is in the other, Cefnbach really does have the best of both worlds.

This Character home, originally a 13th Century farm workers cottage is located at the end of a no through road, where a five bared gate grants access to a stone track leading directly to the property. With its Inglenook fireplace and working bread/ pizza oven, you really can step back into another time, just forget modern life, relax, and enjoy your little piece of heaven, something the current owners have done for the last 40 years. CefnBach is set within its own grounds of approximately 4 acres.

The accommodation comprises original cottage and adjacent barn. The cottage: lounge with inglenook fireplace, exposed beams, flagstone floor, and stairs up to bedrooms 1 and connected bedroom 2. From the lounge a further door leads to the farmhouse kitchen which has quarry tiled floor and recently installed oil-fired boiler for the central heating. From the kitchen a door leads out to the South facing garden and glorious view, while stairs lead up to bedroom3 and family bathroom.

The adjacent converted barn with its own independent heating system has a second light filled living room with floor to ceiling picture window, hardwood flooring and shower bathroom. The bedroom behind has an original rolled top bath, cloakroom and mezzanine sleeping area above. The barn also includes a separate utility and larder room.

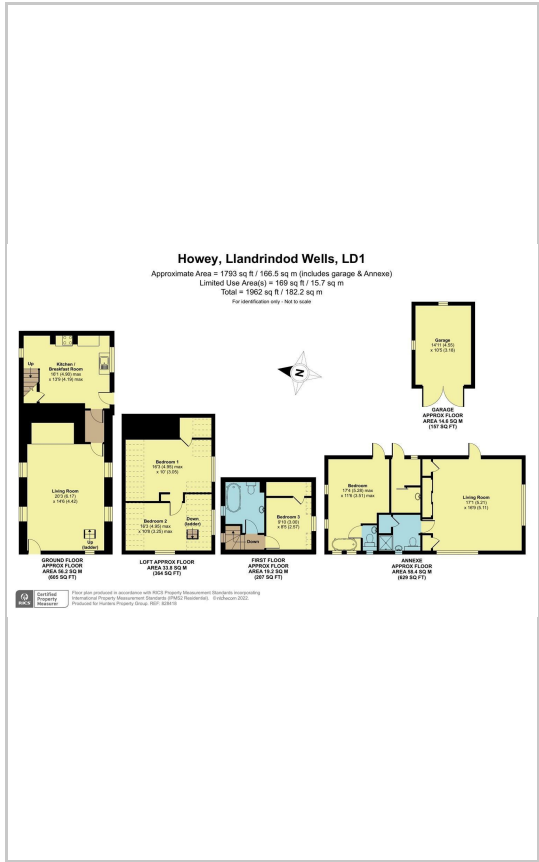
The cottage has a much-loved mature garden with large outdoor table, barbecue and fire pit facing South, plus 2 adjacent fields. There is also a priva



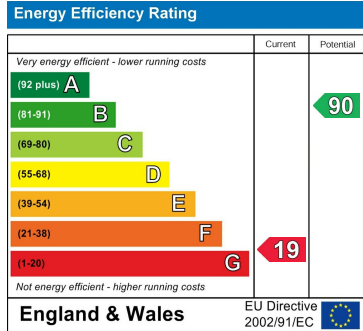
# Area Map



# Floor Plans



# Energy Efficiency Graph



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