

The Fir Tree

Crickadarn, Builth Wells, Powys LD2 3PJ



History of the Property

Believed to date from the early 19th century, The Fir Tree was originally known as the *Fir Tree Inn*, serving travellers and livestock drovers who passed through this part of rural mid-Wales on their way to markets in England. Positioned opposite the historic Church of St Mary in the centre of the hamlet, the building would once have been an important focal point of village life.

**The Fir Tree
Crickdarn
Builth Wells
Powys
LD2 3PJ**

- **Over 3100 sq m of accommodation.**
- **Period home with lots of charm and character**
- **Versatile layout with four bedrooms**
- **Just one mile from river Wye**
- **Pretty rural hamlet between Brecon, Hay on Wye and Builth Wells**

**Brecon 15 miles
Abergavenny 26 miles
Hay on Wye 20 miles**



INTRODUCTION

The Fir Tree is a charming and characterful Grade II listed village home offering spacious and versatile accommodation in the heart of the picturesque hamlet of Crickadarn. Believed to have origins as the former Fir Tree Inn, the property is steeped in local history and now presents a delightful family residence full of period charm.

The house provides generous accommodation including four bedrooms and four reception rooms, offering excellent flexibility for family living, home working or entertaining. Throughout the property there are bundles of character features, creating a warm and inviting atmosphere that reflects the building's historic origins. Externally, the property is complemented by beautiful enclosed gardens, providing a private and peaceful setting ideal for relaxing, gardening or outdoor dining. Surrounded by the stunning countryside of the Wye Valley, The Fir Tree offers a rare opportunity to enjoy a character home in an idyllic rural setting.

LOCATION

Crickadarn is a small and peaceful rural hamlet nestled in the beautiful countryside of Powys, just a short distance from the village of Erwood and within easy reach of the market towns of Brecon, Builth Wells and Hay-on-Wye. Surrounded by rolling farmland, woodland and the scenic Wye Valley, the area offers an idyllic setting for those seeking a quieter pace of life with nature on the doorstep.

At the heart of the hamlet stands the historic Church of St Mary, a charming medieval church reflecting the area's long rural heritage. Crickadarn also featured in the cult classic film "An American Werewolf in London", adding an interesting touch of cinematic history to this tranquil location.

The nearby village of Erwood provides a friendly community atmosphere together with a well-regarded village pub and access to excellent walking and cycling routes. The River Wye, renowned for its fishing and natural beauty, lies close by.

For a wider range of amenities, the historic market town of Brecon offers independent shops, supermarkets, cafés and leisure facilities, while the vibrant book town of Hay-on-Wye, famous for its literary festival, independent bookshops and restaurants, is also within easy reach.



ACCOMMODATION

The property is entered through a traditional entrance hall, where a staircase rises to the first floor. To the left lies the welcoming sitting room, featuring exposed ceiling beams, fitted display shelving and a large open fireplace that creates an attractive focal point. On the opposite side of the hall is the dining room, also with an open fireplace, which leads through to the well-appointed kitchen. The kitchen is fitted with a range of modern units including a glazed clay sink, integrated fridge and freezer, dishwasher, space for a range cooker and a generous walk-in pantry.

Beyond the dining room is a snug with an open fireplace and door opening to the rear garden. A staircase from here leads to a studio area above, a characterful space with exposed roof timbers and recessed storage.

The north wing of the house is accessed via a passage from the rear of the entrance hall, leading to a spacious inner hall. From here, one enters the impressive library, where the ceiling rises to the full roof height and

extensive shelving lines the walls. French doors open onto the garden patio, making this a wonderful room for relaxing or entertaining. Also off the inner hall is a double bedroom, a shower room and a utility room housing the oil-fired boiler.

The main first-floor landing offers excellent storage with built-in cupboards and leads to two large double bedrooms which share a spacious family bathroom fitted with a panel bath, separate shower, WC, bidet and wash hand basin.

A second landing accessed from the inner hall provides access to a fourth double bedroom, notable for its striking exposed timberwork and doors opening onto a charming minstrel's gallery overlooking the library below. This bedroom has access to another bathroom off the landing area.







OUTSIDE

The gardens are a particular feature of the property, beautifully arranged to provide both privacy and charm. To the front, a traditional natural stone wall encloses the garden, creating a sheltered and private setting. Flagstone pathways wind through well-kept lawns, mature borders and established specimen trees, offering colour and interest throughout the seasons.

A characterful stone archway leads through to the rear garden, where the landscaping continues with formal box hedging, an attractive water feature and a summer house providing a peaceful spot to sit and enjoy the surroundings. To the rear there is also a gravelled parking area, accessed from the side via a short right of way, providing convenient off-road parking.



SERVICES

The property is connected to mains water, mains electricity and private drainage. Oil fired central heating. Please note that the services or service installations have not been tested.



TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "F"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile - 07984384687

d.thomas@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

What3Words: ///leads.loves.unscathed

NOTES

- The property sale is subject to the Grant of Probate.

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

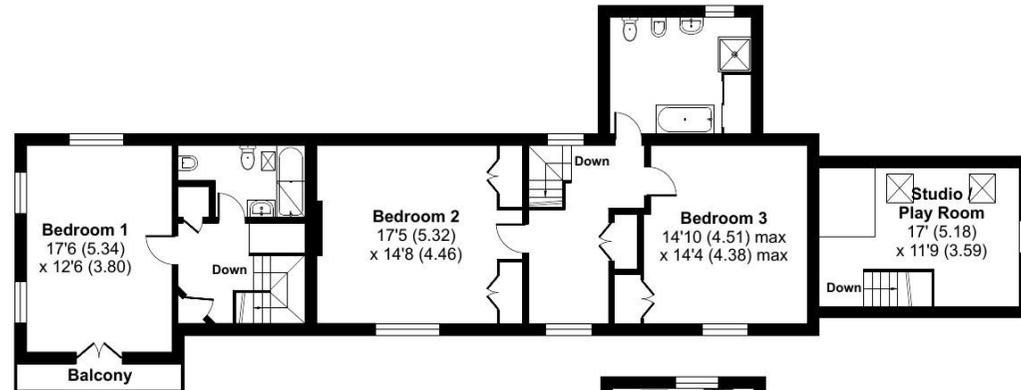
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REGISTERED OFFICE: Offa House, Hereford.
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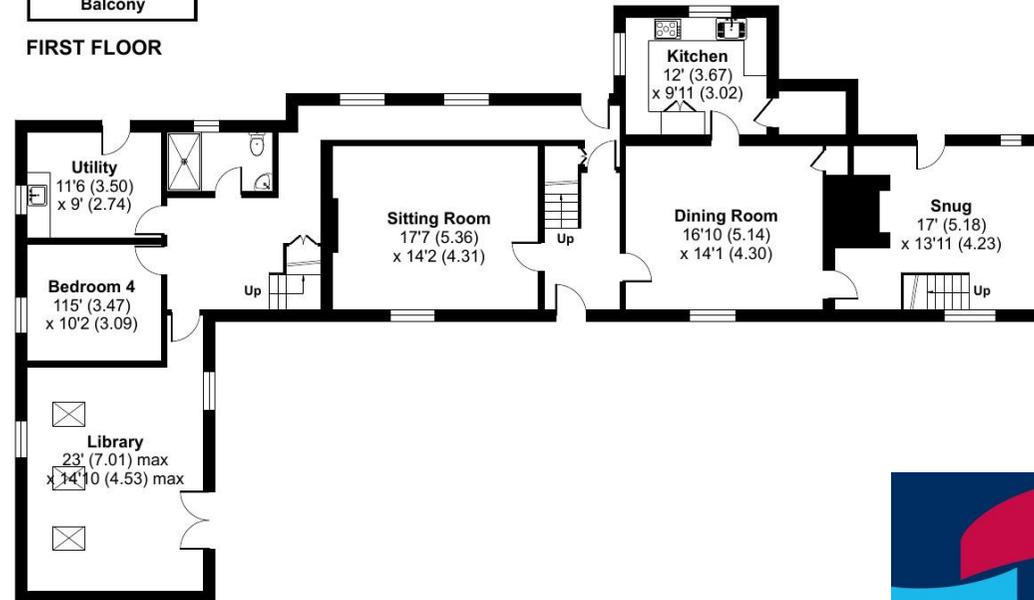
The Fir Tree, Built Wells, LD2

Approximate Area = 3197 sq ft / 297 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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