

Verlands

Crickadarn, Builth Wells, Powys LD2 3PX



**Verlands
Crickdarn
Builth Wells
Powys
LD2 3PX**

- *2100 sq ft accommodation.*
- *7 acres of pasture, gardens and woodland*
- *Natural stream running through the land and river frontage*
- *Just one mile from river Wye*
- *Pretty rural setting between Brecon, Hay on Wye and Builth Wells*

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



INTRODUCTION

Set within approximately seven acres of garden, pasture and mixed woodland, this delightful rural property occupies a truly idyllic setting a few hundred metres away from the village of Crickadarn, enjoying exceptional privacy with no immediate neighbours. The grounds are a particular feature, with part designated as a Site of Special Scientific Interest (SSSI) and a picturesque landscape of rolling pasture, mature woodland and natural water features. A small river runs along one boundary, while a charming babbling stream flows through the land, forming a pretty waterfall that adds to the property's tranquil atmosphere. The detached house, built in the 1950s, offers generous accommodation arranged over two floors and sits comfortably within its surroundings. The home is complemented by attractive landscaped gardens, providing a wonderful space to relax and enjoy the peaceful countryside setting. This is a rare opportunity to acquire a private rural home surrounded by nature, yet within reach of the amenities of nearby Brecon and the wider Brecon Beacons area.

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

A traditional storm porch opens into a spacious entrance hall, where a useful understairs cupboard houses the oil-fired boiler and provides plumbing for a washing machine. The sitting room is bright and welcoming, enjoying plenty of natural light and featuring a brick fireplace with a fitted wood-burning stove, creating a cosy focal point.

Adjoining the sitting room is the dining room, which overlooks the rear garden, while the kitchen is fitted with a range of modern units incorporating a built-in oven and hob, together with a practical walk-in pantry.

Also accessed from the hallway is a useful utility/boot room, beyond which lies a versatile room currently used as a fourth bedroom but equally suited to a home office or hobby room. The ground floor accommodation is completed by a cloakroom/WC.

The generous first-floor landing leads to three well-proportioned double bedrooms, each enjoying attractive rural views. There are two bathrooms serving the bedrooms, together with a separate WC.







OUTSIDE

The property stands within approximately 7 acres of beautifully varied grounds comprising landscaped gardens, pasture, an orchard that contains a variety of heritage apple and plum trees and natural mixed woodland that extends down to the Cletwr Brook. A charming stream meanders through the land, creating a delightful waterfall and adding to the tranquil atmosphere of this idyllic setting.

The formal gardens are a particular highlight, predominantly laid to lawn and enhanced by a variety of specimen trees and grasses, as well as a range of mature shrubs and fruit bushes, creating a colourful and peaceful environment throughout the seasons.

Part of the woodland area forms part of the Erwood Dingle Site of Special Scientific Interest (SSSI), recognised for its ecological importance and natural beauty. A small parcel of land extending to approximately 0.7 acres lies across the quiet council lane, providing further potential for amenity use or grazing.

SERVICES

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

TENURE

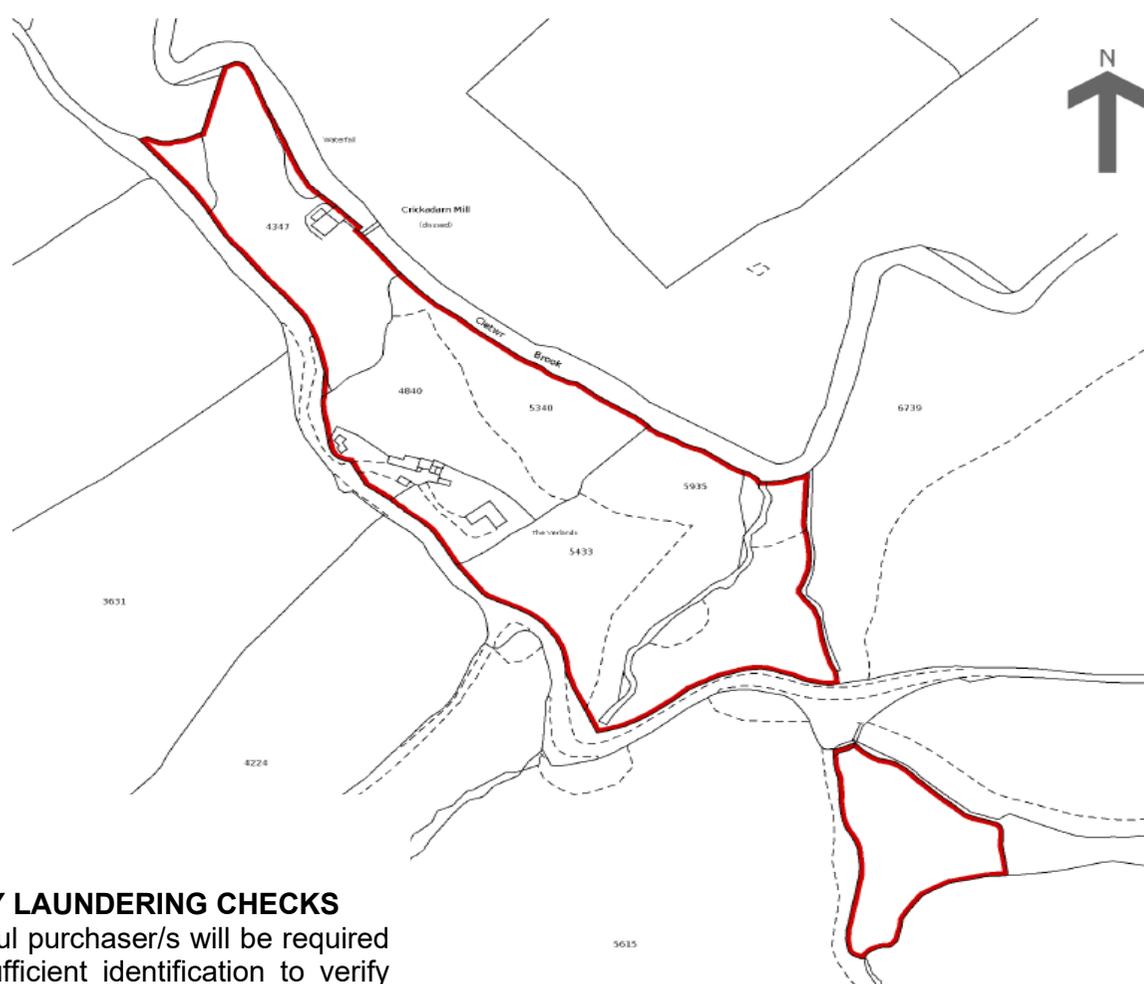
Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "F"

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: ///mailboxes.locate.season

NOTES

A public footpath passes through the woodland area of the property.

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.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

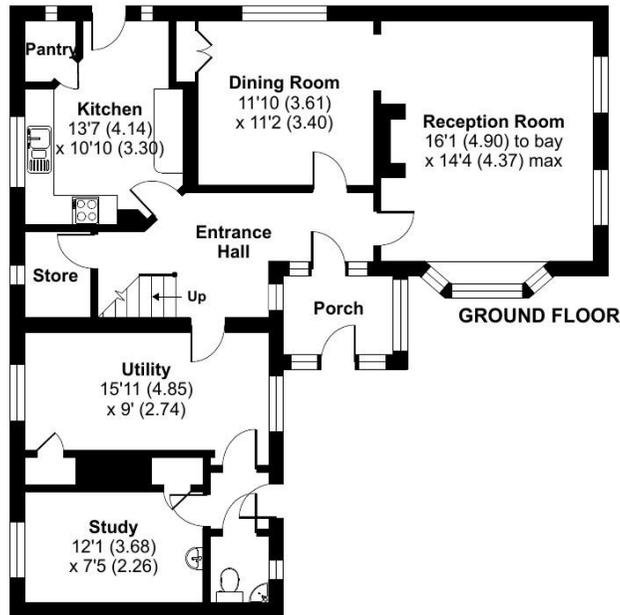
REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ
REGISTERED NO: OC338911



Verlands, Bulth Wells, LD2

Approximate Area = 2103 sq ft / 195.4 sq m

For identification only - Not to scale



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.
 Out of Hours 07984 384687
 d.thomas@sunderlands.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Darren Thomas
 01874 640840
 d.thomas@sunderlands.co.uk