

# THE SKREEN

BRECONSHIRE







# Sunderlands

Residential Rural Commercial

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# THE SKREEN

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*Builth Wells 7.5 miles, Hay-on-Wye 12 miles, Brecon 14 miles, Abergavenny 26.5 miles, Hereford 34 miles, Cardiff 50 miles*

## A Splendid Country House

**Found nestled above the Upper Wye Valley | Set in approximately 38.67 acres including 6.15 acres of formal gardens | Single Storey Cottage | Garage Block | Coach House | Outbuildings**





## INTRODUCTION

The Skreen is a delightful country house set in approximately 6.15 acres of formal grounds with the addition of a further 32.52 acres of common. The main house has been largely restored by the current owners and demonstrates a keen eye for style and luxury. The property boasts characterful and spacious accommodation with a wealth of period features. There is a true elegance to this beautiful house which lends itself to many different lifestyles including multigenerational living as well as commercial potential as guest accommodation.

In addition to the main house there is a renovated single storey cottage providing beautifully presented two-bedroomed accommodation.





## SITUATION

The Skreen is found nestled above the Upper Wye Valley close to the market towns of Builth Wells, Brecon and Hay-on-Wye. The elevated yet sheltered position takes full advantage of the picturesque views across the Wye Valley to the Black Mountains in the distance with the Brecon Beacons close by. The property is conveniently located close to commuter routes for the M4 and train stations can be found in Abergavenny, Hereford and Leominster.





## DESCRIPTION

Entering through the covered Portico into the main entrance hall with an original tiled floor, to the left there is an impressive morning room with windows to the front and rear, both of which have working shutters and provide the advantage of both the morning and evening sun. There is also a beautiful marble fireplace with a stone hearth.

Further along the hallway there is a study room which also leads through to the rear porch and has a redundant feature fireplace.

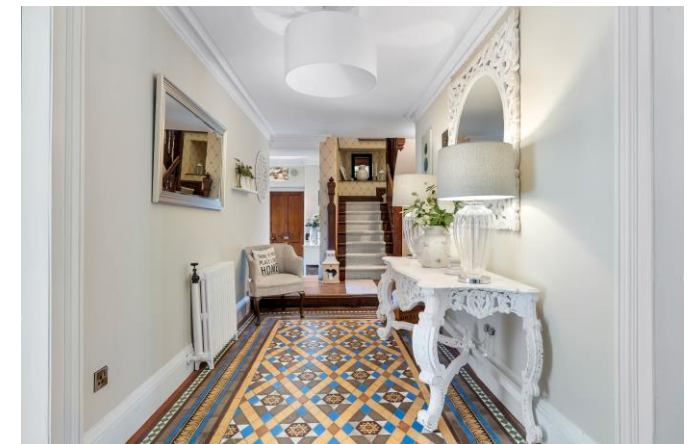
In the centre of the house is the dining room and library offering splendid reception areas with south facing windows allowing light to flood in and taking advantage of the views of the front garden and the open vistas beyond to the mountains. At one end of the room there is an impressive inglenook fireplace with a wood-burning stove.

The kitchen is well-equipped with wall and base units offering a wealth of cupboard and drawer storage, an inset double Belfast sink and a four oven AGA providing a warmth to the room. This is a great open working space at the central hub of the house with a generous space for a kitchen table.

The living room has two bay shuttered windows and an open fireplace with a wooden surround and freestanding radiators.

Beyond the living room there is a games room again with double aspect windows with operating shutters and an open fireplace.

From the rear hallway there is access to the cellar and entry to the plant room which also serves as a utility room with plumbing for washing machines and space tumble driers. The plant room also houses the oil-fired boilers and has a downstairs W.C.









On the first floor there are a total of seven bedrooms all of which are of excellent proportions with space for large free-standing furniture. Five of the bedrooms on this floor have renovated en-suite facilities which are appointed to a luxurious standard. There are two further family bathrooms, a separate cloakroom and a linen store.

A prime example of the standard to which this property has been appointed is evident in the master bedroom which enjoys dual aspect windows and far-reaching views over the Wye Valley. There is also a large walk-in shower cubical, free-standing bath, W.C. and a separate dressing room.





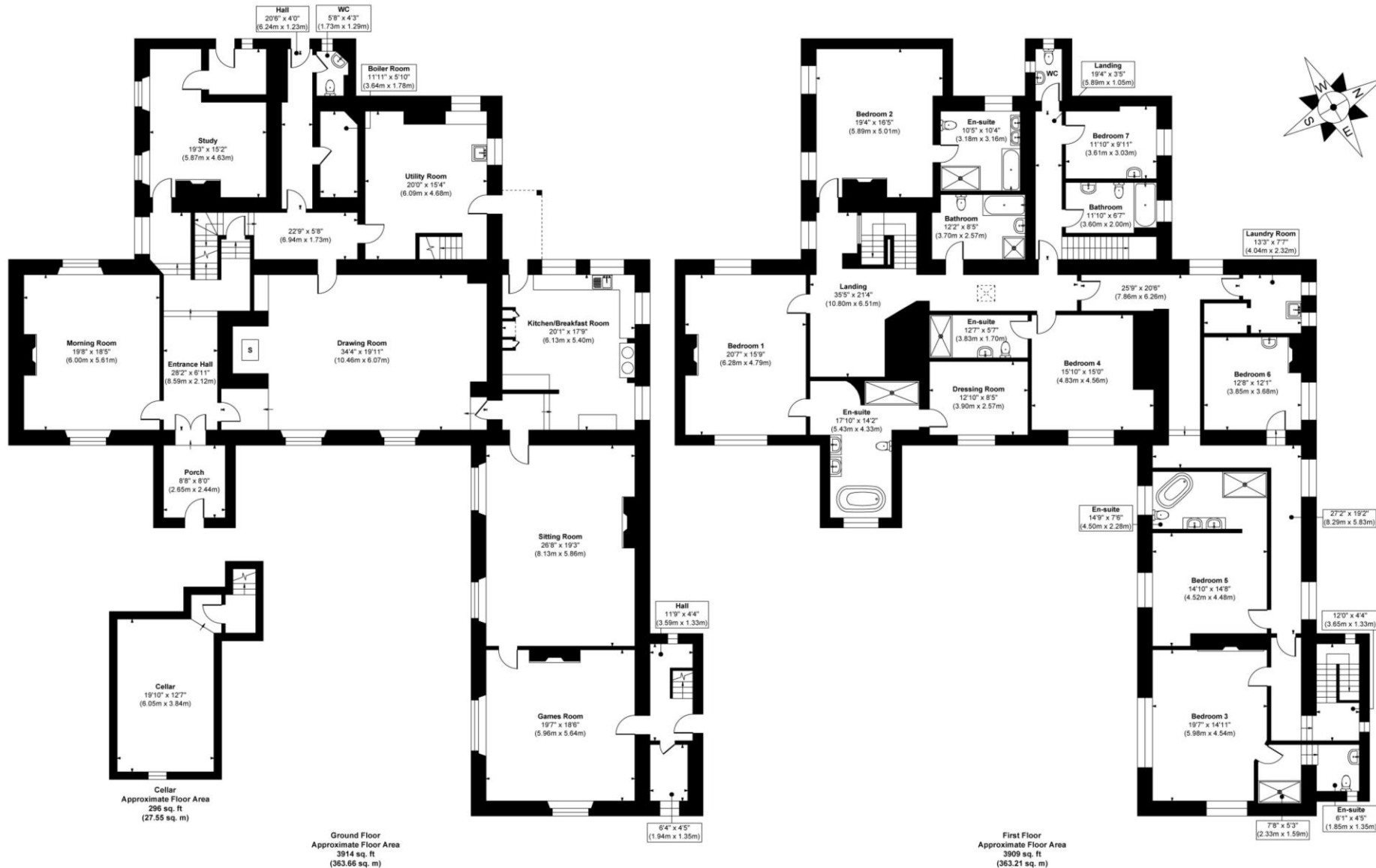








# FLOOR PLAN – MAIN HOUSE



Approx. Gross Internal Floor Area  
Main House = 8119 sq. ft / 754.42 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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## THE COTTAGE

The cottage is set away from the main house and accessed from the driveway. The single storey, two-bedroomed property underwent a comprehensive restoration in 2022, including custom-made double-glazed units throughout, and now offers light and airy accommodation with part vaulted ceilings and as with the main house, has been appointed to an exceptional standard.





From the front door there is an impressive entrance hall with a utility room, W.C. and a built-in store cupboard.

The kitchen/living area is open plan with a set of bi-fold doors opening up the whole room to the stone terrace outside.

This is a spacious and bright room with a Clearview woodburning stove and a well-equipped kitchen with fitted wall and base units, integral appliances and a double Belfast sink.

From the hallway there are two generous double bedrooms both with built-in wardrobes and en-suite facilities comprising a walk-in shower, W.C. and vanity sink units.

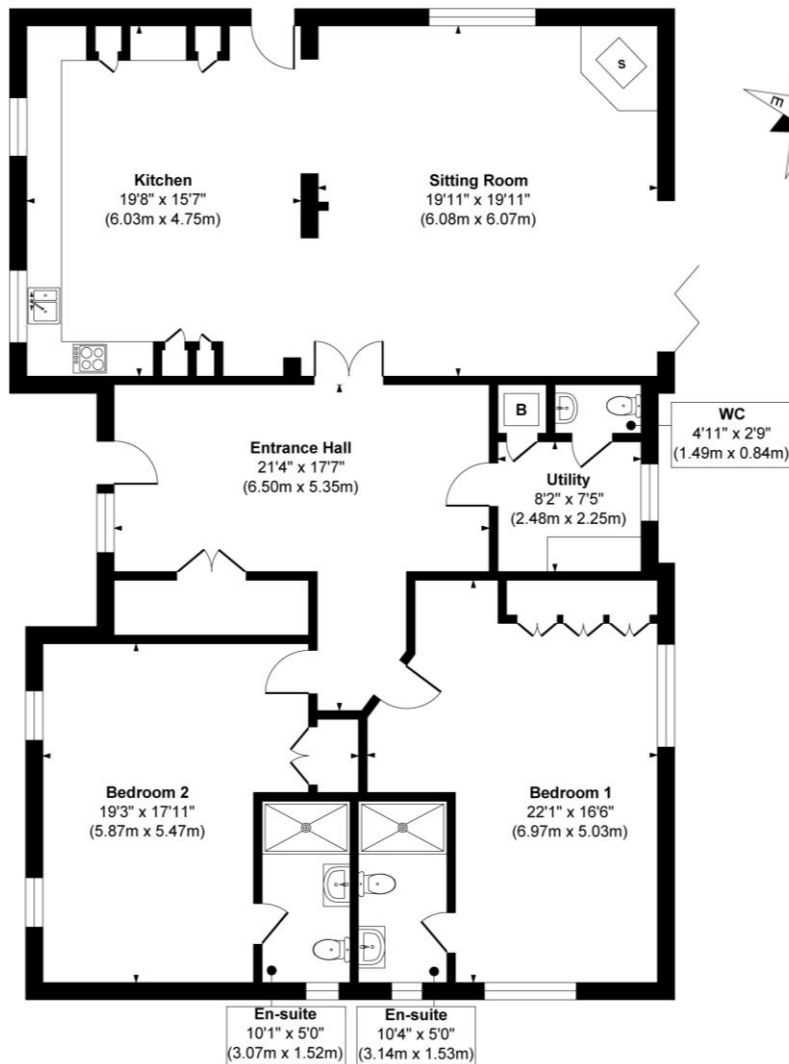








## FLOOR PLAN - THE COTTAGE

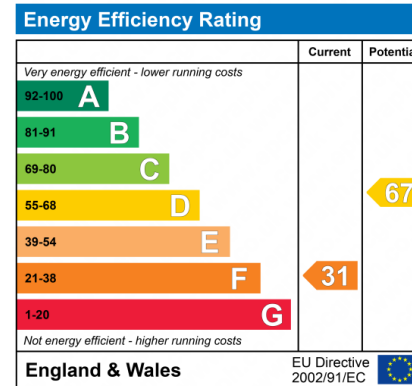


Floor Plan

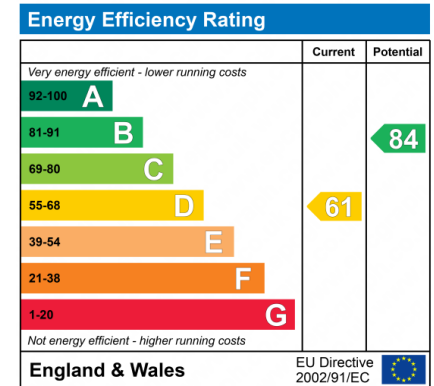
**Approx. Gross Internal Floor Area**  
**Main House = 1846 sq. ft / 171.53 sq. m**

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 The position & size of doors, windows, appliances and other features are approximate only.  
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## EPC'S



Main House



Cottage





## COACH HOUSE

Adjacent to the main house there is a former coach house with an archway leading to the rear of the main house. On either side of the building there is garden storage along with a garage to one side.

A set of external stone stairs lead to the first floor where there is an open area offering an excellent opportunity to create additional accommodation subject to the necessary planning consents.





## OUTSIDE

The property is approached via a tree-lined driveway passing the main house into a large turning circle driveway.

To the south there are the main formal lawns with a wide range of borders with interspersed trees and shrubs.

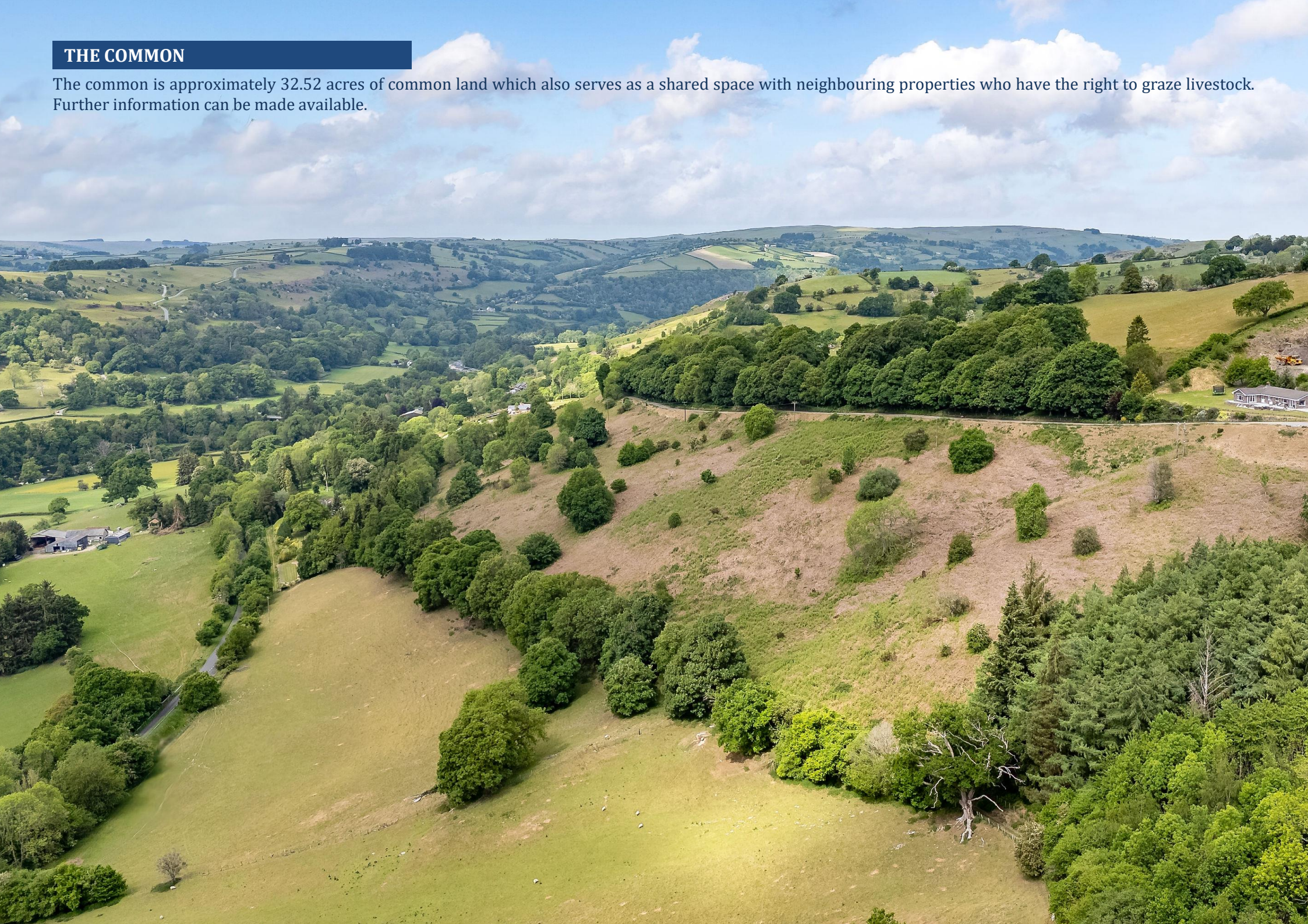
Leading along the driveway a separate garage block can be found adjacent to the cottage also offering the opportunity for further accommodation subject to the necessary planning consents. In itself the garage block is highly practical and a useful attribute to this beautiful house.





## THE COMMON

The common is approximately 32.52 acres of common land which also serves as a shared space with neighbouring properties who have the right to graze livestock. Further information can be made available.





## SERVICES

We are advised that both properties are connected to mains water, mains electric and private drainage systems with oil-fired central heating. Please note the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

House - Powys County Council Band "I"  
Cottage - Powys County Council Band "C"

## DIRECTIONS

From Hay proceed along the B4350 in a south-westerly direction, passing through Glasbury continuing on the A438 into Three Cocks. Take the right turn onto the A4079 (signposted Builth Wells) and follow this road to the roundabout then take the 2nd exit. Continue through the villages of Llyswen and Erwood. After exiting Erwood take the next right and cross over the bridge. Pass under the railway bridge, over the cattle grid and take the next turning immediately to the right (signposted Painscastle). After 150m the driveway to the property will be found on the right-hand side

What3Words:///croutons.horses.robots

## WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

## TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders,

ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

## PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

## MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

## MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a

contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

## INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

## IMPORTANT NOTICE

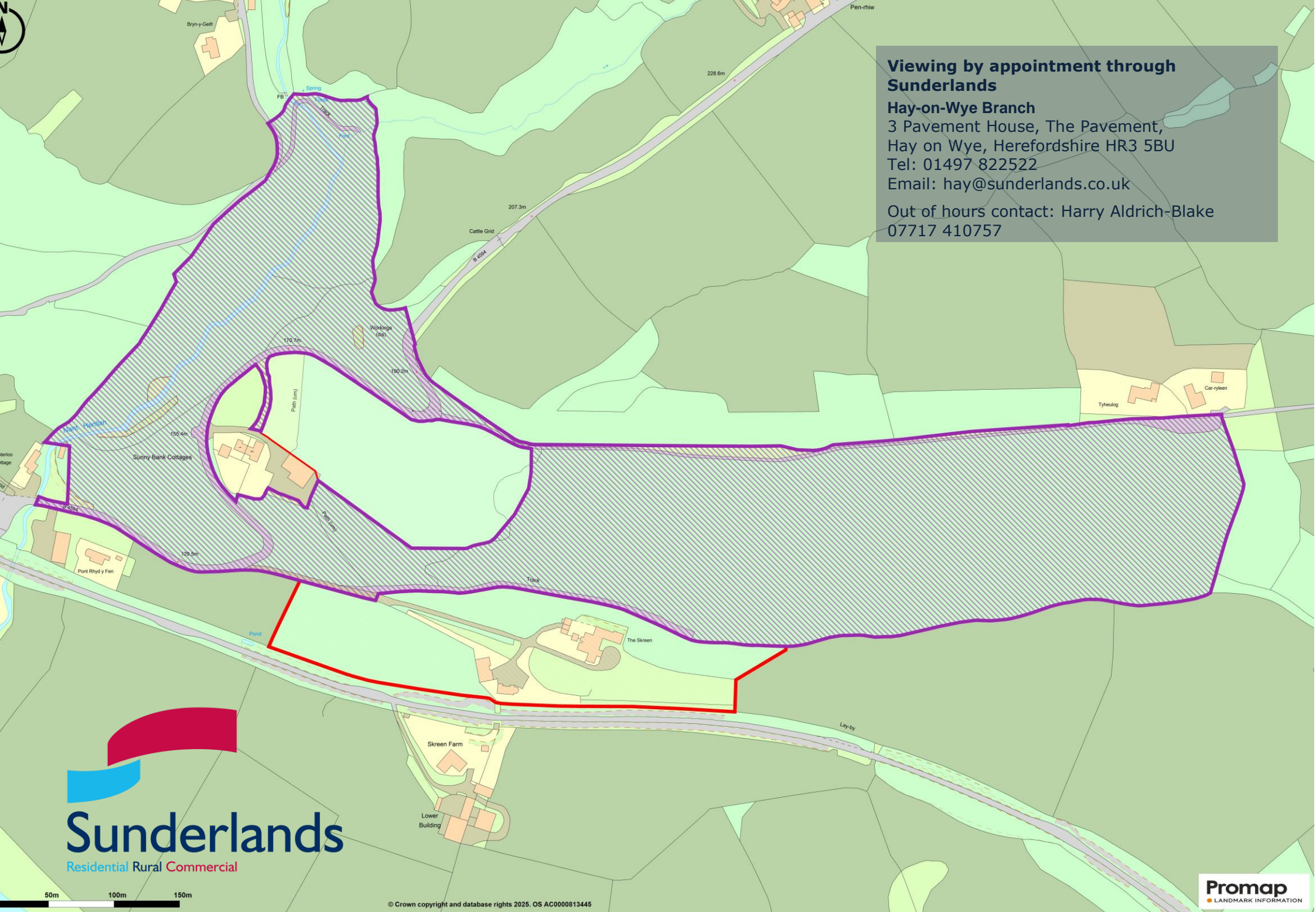
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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