



Cefn yr Allt, Crickadarn, Builth Wells, Powys LD2 3AJ



Sunderlands
Residential Rural Commercial



**Cefn yr Allt
Crickadarn
Builth Wells
Powys
LD2 3AJ**

Summary of features: -

- A charming former farmhouse
- Beautifully presented
- Delightful views
- Characterful accommodation

**Builth Wells 10 miles
Brecon 9 miles
Hay-on-Wye 14 miles**

Description

A charming detached former farmhouse found in a beautiful and picturesque location near to the village of Crickadarn on the edge of the Upper Wye Valley.

The property is mainly constructed of stone elevations and offers charming and characterful accommodation retaining a wealth of period features with flagstone floors, exposed beams and timbers.

Situation

The property is found on the edge of Crickadarn, a very attractive village close to Erwood and being found some 6 miles southeast of Builth Wells. The property is only a short distance from the A470 giving good access in a northerly and southerly direction and as already mentioned Builth Wells is the closest town providing an excellent range of services and facilities.

The property is close to the Brecon Beacons National Park offering excellent opportunities for walking and leisure opportunities. The town of Hay-on-Wye well known as the town of books and renowned for its annual Literary Festival held in May and its second-hand book shops. The town offers an array of boutique shops, antique shops and galleries, two dental surgeries and a medical practice, a primary school, post office and a library. There are several public houses and smaller restaurants and cafes and a market held every Thursday

The Accommodation

The property, which is finished to an exceptional standard and offers comfortable, spacious and light accommodation throughout, is entered through the front door into a useful porch leading into the kitchen.

The kitchen is beautifully fitted with a flagstone floor, wood fronted kitchen units and worktops and a solid fuel "Esse" stove giving a lovely warm and cosy feel during the winter months. There is also an integral fridge, four-ring gas hob and an electric oven.

Adjacent to the kitchen is a very useful utility room with a door to the front, wooden worktops, plumbing for a washing machine and a separate shower room off with a shower cabinet, close coupled w.c. and a wash hand basin.

From the kitchen a doorway leads through into the generous living room with a dining area. This is a delightfully characterful and charming reception room with a flagstone floor and a striking raised "Inglenook" fireplace complete with original bread oven and cosy multifuel stove.

Access to the first floor is provided by two separate staircases, one of which is a rustic stone spiral staircase leading from the sitting room. This staircase opens into the principal bedroom – a beautifully light and airy space featuring exposed floorboards, conventional double-glazed windows, and skylights that frame delightful views. The bedroom benefits from a well-appointed en-suite bathroom, comprising a deep panelled bath with

shower over, close-coupled WC, bidet, and wash hand basin. A doorway gives access to the generous airing cupboard with the water heat store.

The second bedroom can be accessed either via bedroom 1 or via its own independent staircase which comes to a small semi-landing from the kitchen. The room is of a double proportion with a conventional double-glazed window and a skylight giving the room a lovely light and airy feel combined with exposed beams and vaults in the ceiling.



Outside

The property is approached via the former farm drive into a gravel parking and turning area.

One of the key features of this property is its delightful garden, thoughtfully planted with vibrant floral and herbaceous borders, offering a tranquil retreat. The garden also boasts stunning views over the surrounding countryside, creating a peaceful and picturesque setting.

There is an outbuilding of timber construction with double doors to the front which forms two areas for storage (6.02m x 2.92m) and a workshop (6.02m x 2.77m) with power and lighting.



Council Tax Band

Powys Council "E".

Tenure

Freehold with vacant possession upon completion.

Services

We are advised that the property is connected to a bore hole water supply which has an annual inspection, mains electricity and private drainage. Heating is supplied via the solid fuel "Esse" to an under-floor system which is also combined with a solar hot water system which feeds into the heat store. Please note the services or service installations have not been tested.

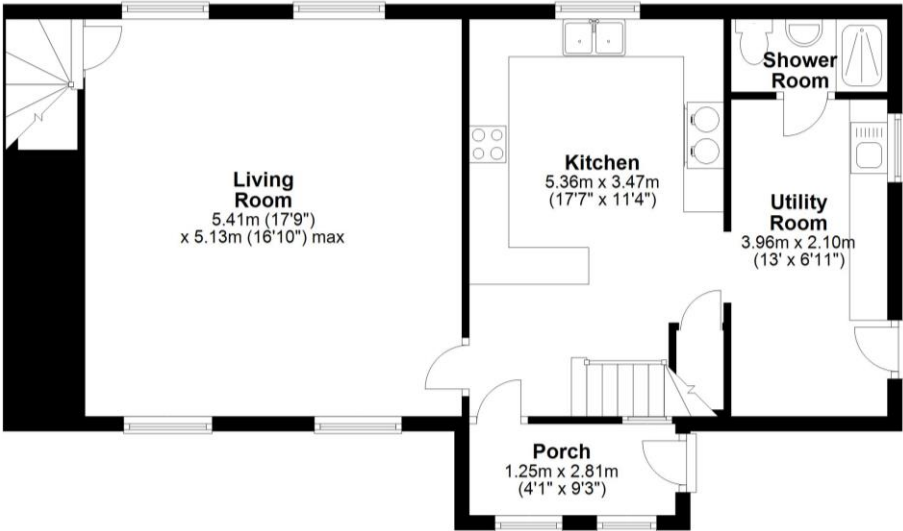
Directions

From Hay-on-Wye take the B4350 towards Glasbury-on-Wye. Continue on the A438 through to Three Cocks. In Three Cocks take the right hand turn sign posted "Builth Wells" onto the A479 and just at the roundabout before Llyswen turn right signposted "Builth Wells" continuing on the A470. Proceed through Llyswen and all the way to Erwood village. Take the first left hand turn sign posted "Crickadarn" and continue into the village and then taking the first turning left. Continue out of the village in a southerly direction for approx 1.4miles until reaching a lone telegraph pole with two signs indicating a turn to the right for "Cefn yr Allt" and "Kunselling". Proceed up

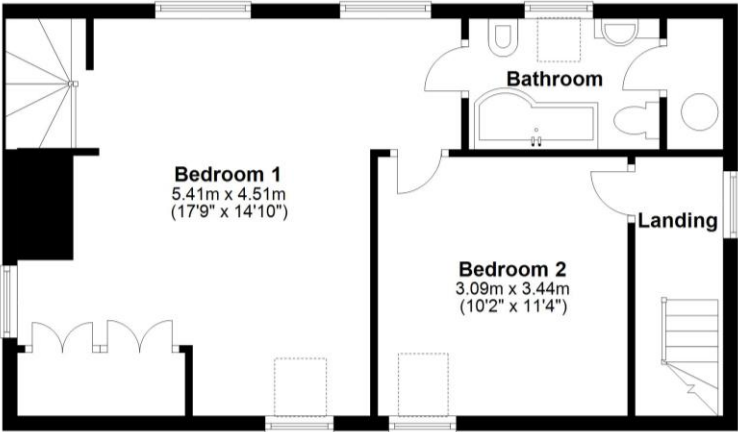
this road until you see a sign for Cefn yr Allt. Take the left-hand turn and continue along this track where the property will be

found at the end of the track.
What3Words -
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Ground Floor

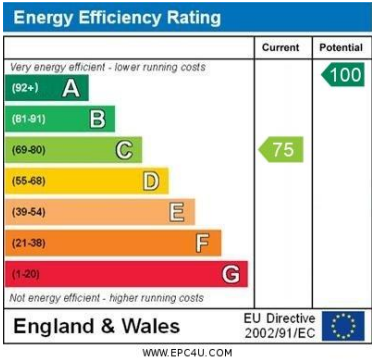


First Floor



Total area: approx. 119.8 sq. metres (1289.6 sq. feet)

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



**Viewing by appointment through
Sunderlands**

Hay-on-Wye Branch

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07717 410757

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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.