

Pentremoel

Crickadarn, Builth Wells, Powys LD2 3BX



**Pentremoel
Crickadarn
Builth Wells
Powys
LD2 3BX**

- *Set within around 4.0 acres of mature gardens and paddocks*
- *A charming, detached period home with over 2,900 sq ft of well-balanced living space*
- *Three elegant reception rooms, four spacious bedrooms and three bathrooms*
- *Self-contained annex perfect for guests, extended family or home office*
- *Extensive outbuildings including a large workshop, garage, stabling and paddock*

**Builth Wells 9 miles
Hay-on-Wye 13 miles
Hereford 33 miles**



INTRODUCTION

Set within around 4.0 acres of beautifully established gardens and adjoining paddocks, this charming, detached period residence occupies a wonderfully peaceful rural position, offering an enviable blend of character, space and versatility.

The principal house extends to around 2,900 sq ft and is thoughtfully arranged to provide well-balanced accommodation throughout. A selection of three elegant reception rooms creates an inviting flow for both everyday living and entertaining, each enjoying a pleasant outlook across the gardens. The home further comprises four generously proportioned bedrooms and three well-appointed bathrooms, providing comfort and flexibility for family life or visiting guests.

Positioned opposite the main residence, a self-contained annexe offers exceptional additional accommodation, ideal for extended family, guests, or those seeking a dedicated home office or studio space, enhancing the property's overall adaptability.

Externally, the property is particularly well served by an impressive range of outbuildings, including a substantial 10m x 14m workshop/storage barn, double garage, additional store and stabling, presenting excellent opportunities for a variety of uses.

The grounds are a notable feature, with the house being set within beautifully landscaped gardens that provide a private and tranquil setting. Beyond, the adjoining paddock offers further appeal for seeking smallholding potential, all within an idyllic countryside setting.

LOCATION

Occupying a tranquil position within the rolling countryside of Powys, the property lies approximately 1.5 miles from the small rural hamlet of Crickadarn, surrounded by unspoilt farmland, woodland and the scenic Wye Valley. The nearby village of Erwood provides a welcoming community atmosphere along with a well-regarded public house and access to a network of excellent walking and cycling routes.

The River Wye, renowned for its natural beauty and fishing, is close at hand, enhancing the appeal of this idyllic setting. For more comprehensive amenities, the market towns of Brecon, Builth Wells and Hay-on-Wye are all within easy reach, offering a wide range of shops, schools, eateries and leisure facilities, making this an ideal location for those seeking a refined rural lifestyle without isolation.





ACCOMMODATION

The property is entered via an inviting lobby, with a cloakroom/WC discreetly positioned to one side, this flows into a highly versatile study area, complete with fitted shelving and access to a charming garden room - an ideal space for reading, working or simply enjoying the outlook across the grounds.

The sitting room is particularly light and welcoming, featuring attractive wood flooring and a Clearview stove which provides a natural focal point. French doors open directly to a seating area, seamlessly connecting indoor and outdoor living, while a discreetly positioned wet room adds valuable flexibility, lending itself well to potential ground floor bedroom use if desired. The dining room, a warm and atmospheric space features a solid fuel Rayburn, exposed beam detailing and traditional quarry tiled flooring, creating a quintessentially country feel. This in turn opens into the well-appointed kitchen, fitted with a comprehensive range of units, granite worktops and a range cooker set within an elegant arched recess, combining practicality with period charm.

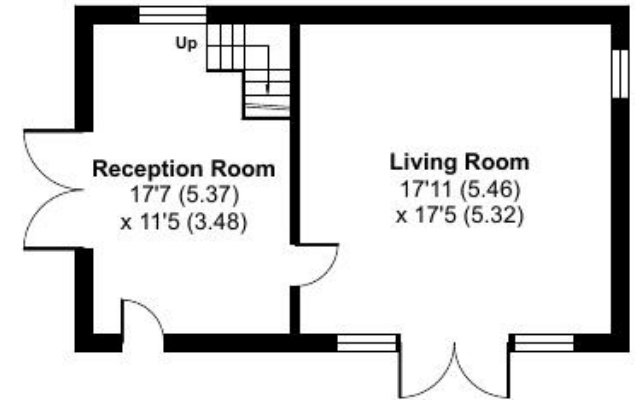
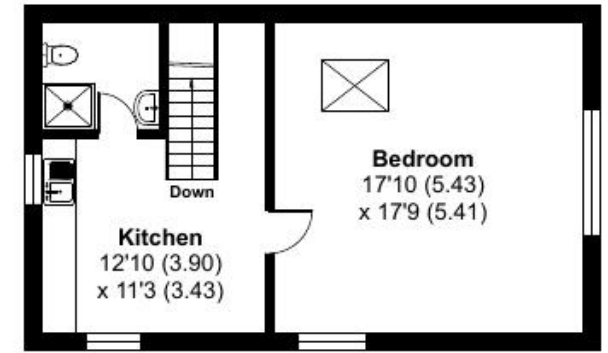
To the rear of the house, the elegant drawing room enjoys excellent natural light from dual aspects, further enhanced by a substantial timber lintel and a woodburning stove, offering a refined yet comfortable space for entertaining or relaxing.

Upstairs, the first floor provides four well-proportioned double bedrooms. The principal suite benefits from a dedicated dressing area and ensuite bathroom, while a second bedroom also enjoys its own ensuite facilities. A well-appointed family bathroom serves the remaining bedrooms, completing the accommodation on this level.





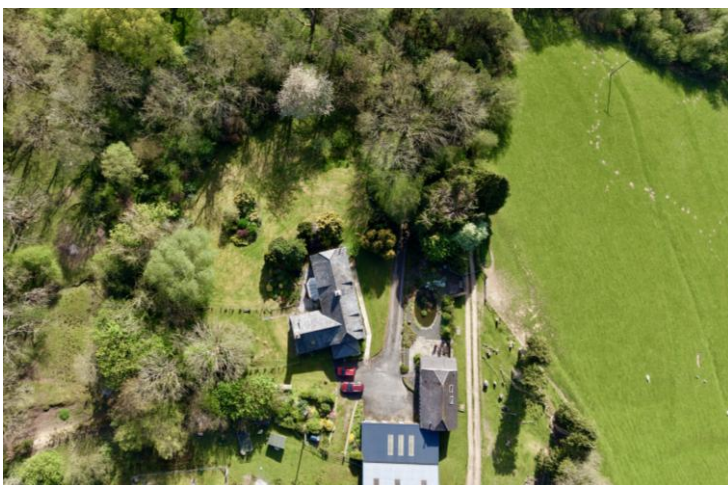




GARDENS AND GROUNDS

Approached via a private driveway, the property opens to a generous parking area with access to a substantial double garage, adjoining store and stable. To the rear, a large portal-framed building 10m x 14m provides excellent workshop or storage space, ideal for a variety of uses.

The grounds extend to around 4.0 acres comprising a delightful combination of landscaped gardens with mature planting, alongside grazing paddocks. The setting offers both practicality and beauty, perfectly suited to those seeking a country lifestyle.





SERVICES

The property is connected to mains electricity, borehole water supply and private drainage. Oil-fired boiler heating system. The main house is supplemented by a solid fuel Rayburn. 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.

Out of Hours 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.

NOTES

A bridleway passes through the property along the access drive extending to the southern boundary where it links with a restricted byway

The neighbouring farmer enjoys a right to pass along the gravel track to the rear of the outbuildings and connect with the restricted byway on the southern boundary.

Purchasers should satisfy themselves as to the existence of any rights of way.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		76
55-68 D		
39-54 E	47	
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 preparing these particulars.

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



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Approximate Area = 2941 sq ft / 273.2 sq m

Annexe = 1088 sq ft / 101.1 sq m

Total = 4029 sq ft / 374.3 sq m

For identification only - Not to scale

