

Blaen Huddig

Crickadarn, Builth Wells, Powys LD2 3BX



**Blaen Huddig
Crickadarn
Builth Wells
Powys
LD2 3BX**

- *2180 sq ft of accommodation*
- *Beautiful setting in rolling countryside*
- *Just over 7 acres of land*
- *Good range of traditional outbuildings*
- *Opportunities for upgrading*

**Builth Wells 9 miles
Hay on Wye 13 miles
Brecon 16 miles**

INTRODUCTION

Set within approximately 7.3 acres, this appealing traditional farmstead presents an excellent opportunity for those seeking space, versatility and the potential to create a superb rural home. Enjoying a delightful countryside setting, the property offers considerable scope for further enhancement and modernisation, allowing an incoming purchaser to tailor the accommodation to their own requirements and style.

The farmhouse provides comfortable four-bedroom accommodation and has already benefited from a number of important improvements, including upgraded external wall insulation and the installation of an air source heat pump, enhancing both efficiency and long-term sustainability.

Complementing the house is an excellent range of outbuildings, ideally suited to workshop, storage or hobby use, whilst the surrounding land is well arranged for the keeping of livestock or smallholding purposes, making this an increasingly rare and highly adaptable rural offering.



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 approached via a delightful garden room, a wonderfully light and airy reception space enjoying attractive views over the surrounding gardens and countryside beyond.

From here, the accommodation flows into a charming farmhouse kitchen, rich in character with exposed ceiling beams, a recessed fireplace incorporating a traditional bread oven and solid fuel Rayburn, together with a range of fitted units, integrated double oven, electric hob and inset sink.

Beyond lies the inviting sitting room, centred around an impressive deep recessed fireplace fitted with a wood-burning stove and original bread oven, creating a particularly warm and atmospheric focal point. Attractive flooring, dual aspect windows and an enclosed stone staircase rising to the first floor further enhance the room's period charm.

Completing the ground floor is a spacious utility and boot room, ideally suited to country living.

The first-floor landing provides access to four well-proportioned bedrooms, all enjoying individual character and outlooks.

One of the bedrooms benefits from access to an external staircase together with a small kitchenette, offering excellent flexibility for guest accommodation. Two family bathrooms serve the first-floor accommodation.







OUTSIDE

Attached to the house is a useful outbuilding providing practical storage space for day-to-day use. Adjacent stands a substantial stone barn complemented by lean-to structures on three sides, together offering extensive storage, workshop and general-purpose space ideally suited to a variety of agricultural, equestrian or lifestyle uses.

The land is arranged into three well-defined paddocks, providing excellent grazing for livestock and extending in total to approximately 7.3 acres, further enhancing the property's appeal as a versatile rural holding.

SERVICES

Spring water supply, septic tank drainage.

Mains electricity with PV solar panels located in an adjoining garden. Air source heat pump for 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 "D"

Notes

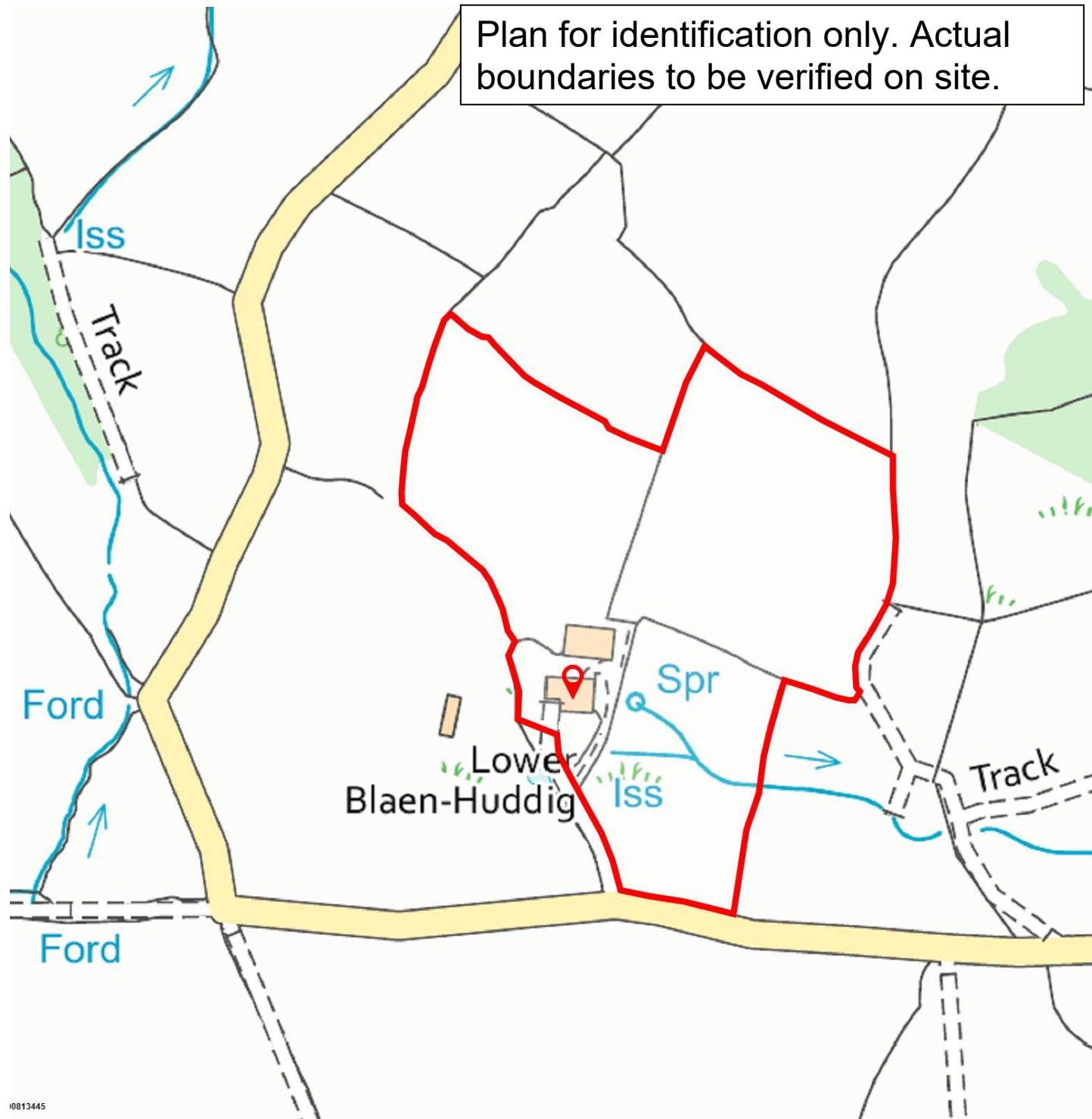
There is a right of way over the initial driveway.

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

DIRECTIONS

What3Words: ///motivations.defaults.amazed



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.

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Approximate Area = 2189 sq ft / 203.3 sq m

Garage = 2848 sq ft / 264.6 sq m

Outbuilding = 1082 sq ft / 100.5 sq m

Total = 6119 sq ft / 568.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sunderlands. REF: 1461119

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		87
B		
C		
D	65	
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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