



Cwm Farm

Crickadarn | Nr Erwood | Builth Wells | LD2 3PZ

FINE & COUNTRY

Cwm Farm

New to market is this traditional Mid Wales smallholding. The farmhouse has been refurbished and comprises of 4 bedrooms, stone outbuildings to include planning permission for a 3 bedroom barn conversion. The smallholding offers 13.5 acres of pastureland and suitable for equestrian use with stables and outbuildings and boasts part frontage to the Clettwr Brook.

The property is situated in the community of Gwenddwr and just a few hundred metres from the small hamlet itself. The area is known for its stunning scenery which includes the Wye Valley with its meandering river, the Black Mountains and a little further away the Brecon Beacons Mountain range. Erwood is the closest village, some 3 miles, where there is a public house, whilst Builth Wells is the nearby market town, approximately 8 miles where there are a good range of general facilities including convenience stores, supermarket, etc. and also the home of the Royal Welsh Showground. Brecon is the regional centre where there is a leisure centre complex, theatre, cinema, supermarkets, etc. and Hay-on-Wye not too far away, the renowned book town.





Entrance Hall

with radiators, doors off to each room, double glazed window, original oak door and stairs to the first floor.

Living Room 16'5" x 16'1"

Stone fireplace with Efel multi fuel stove inset. Exposed beams, radiator and double

glazed window to front.

Kitchen/Dining Room 16'9" x 16'5"

fitted with wall and base cupboards, stainless steel sink unit, electric cooker point, space and plumbing for washing machine, extractor hood, tiled floor, stone fireplace with Aga, wood burning stove, 2 radiators, double glazed window to the front and rear and external door to yard.

Shower Room 11'2" x 8'10" max

with walk-in easy access shower, W.C. wash hand basin, radiator, understairs cupboard, oil fired boiler providing central heating and hot water, double glazed window and extractor fan.

First Floor Landing

with radiator, double glazed window, exposed timber beams and original oak doors and latches. Inner landing area with radiator and double glazed window.

Bedroom One 16'9" x 10'6" max (into recess)

with radiator, exposed beams, double glazed window and exposed floorboards.

Bedroom Two 16'5" x 9'2" max (into recess)

with feature fireplace, radiator and double glazed window.

Bedroom Three 10'2" x 8'10"

having radiator and double glazed window.

Bedroom Four 14'9" x 7'3" max

with radiator and double glazed window.

Bathroom 7'10" x 5'7"

having panelled bath, W.C. wash hand basin and radiator.

Outside

The small holding is made up of 13.5 acres of pasture land and paddocks, plus hill grazin rights with a fabulous selection of stone outbuildings and stables. Planning permission ha been granted for a 3 bed barn conversion and would be perfect as an additional residence. Planning Application number **P/2016/0740** granted 10.1.2017

Lean to shed 18'4" x 6'11" - with light and power.

Stone Barn Stable 1 - 14'5" x 9'10"

Barn 1 - 20'4" x 17'9" large timber doors, stone walls and exposed timbers, concrete floor, power and lighting.

Barn 2 - 38'1" x 13'1" stone walls, exposed timbers and lighting.

Lean to Workshop - 21' x 10'2" timber walls, power and lighting

Stable 17'5" x 23'11"

Stable 17'9" x 13'9"

Woodstore 9'2" x 9'2"

Open Framed Store 15'1" x 12'6"

Fodder Store 21' x 15'9"

Lean to 21' x 8'2"







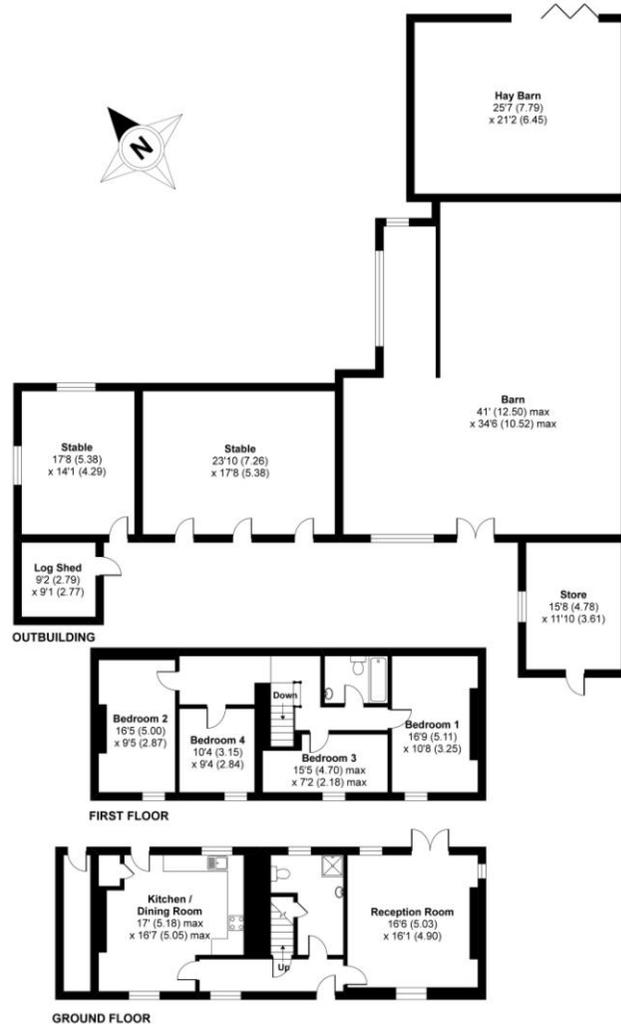
Gwenddwr, Erwood, Builth Wells, LD2

Approximate Area = 1582 sq ft / 146.9 sq m (excludes lean to)

Outbuilding = 2845 sq ft / 264.3 sq m

Total = 4427 sq ft / 411.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for McCartneys. REF: 688953

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2018 Fine & Country Ltd. Registered in England and Wales. Company Reg No. OC310186 Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA. Printed 12.09.2018

SERVICES: We are informed that the property is connected to Mains electricity with private spring water and septic tank sewerage,

HEATING: Oil fired central heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band G

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: From Builth Wells proceed south on the A470 towards Erwood. Before the village of Erwood take the right hand turn (opposite the bridge over the River Wye on the left) and follow this road to the village of Gwenddwr. Turn right in the village then immediately left and follow the road to the farm at the end, keeping right signposted Cwm Farm.

VIEWING: By appointment through selling agents – McCartneys LLP: 01982 552259

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:30 am - 12:30 pm

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