

Stockley Cottage

Erwood, Builth Wells, Powys, LD2 3TQ

FINE & COUNTRY

KEY FEATURES

Set in an elevated position, this beautifully presented detached character cottage with a separate one-bedroom annexe has been finished to a high standard throughout. The property is set within approximately just under 1 acre of landscaped gardens and grounds, and further benefits from a detached orangery.

The property enjoys far-reaching countryside views and offers versatile accommodation, ideal for multi-generational living or additional income potential.

The property is located just under 2 miles from the village of Erwood, set within the scenic Wye Valley. The village offers a local pub and village hall, while the surrounding area is characterised by rolling hills, rocky outcrops, and the meandering River Wye, which flows south towards Chepstow.

This beautiful rural setting is ideal for walking and enjoying the natural beauty of Mid Wales. Excellent road links provide easy access to nearby market towns and further afield to major cities.



Step Inside

The main house is entered via a welcoming entrance porch, leading into the charming main reception room which features a stone fireplace, exposed beams, and a wealth of character. To the right is the downstairs cloakroom, while straight ahead an opening leads through to the kitchen.

The bespoke kitchen is fitted with quality units and offers ample space for both dining and entertaining, complemented by a separate utility room and a door providing access to the rear garden.

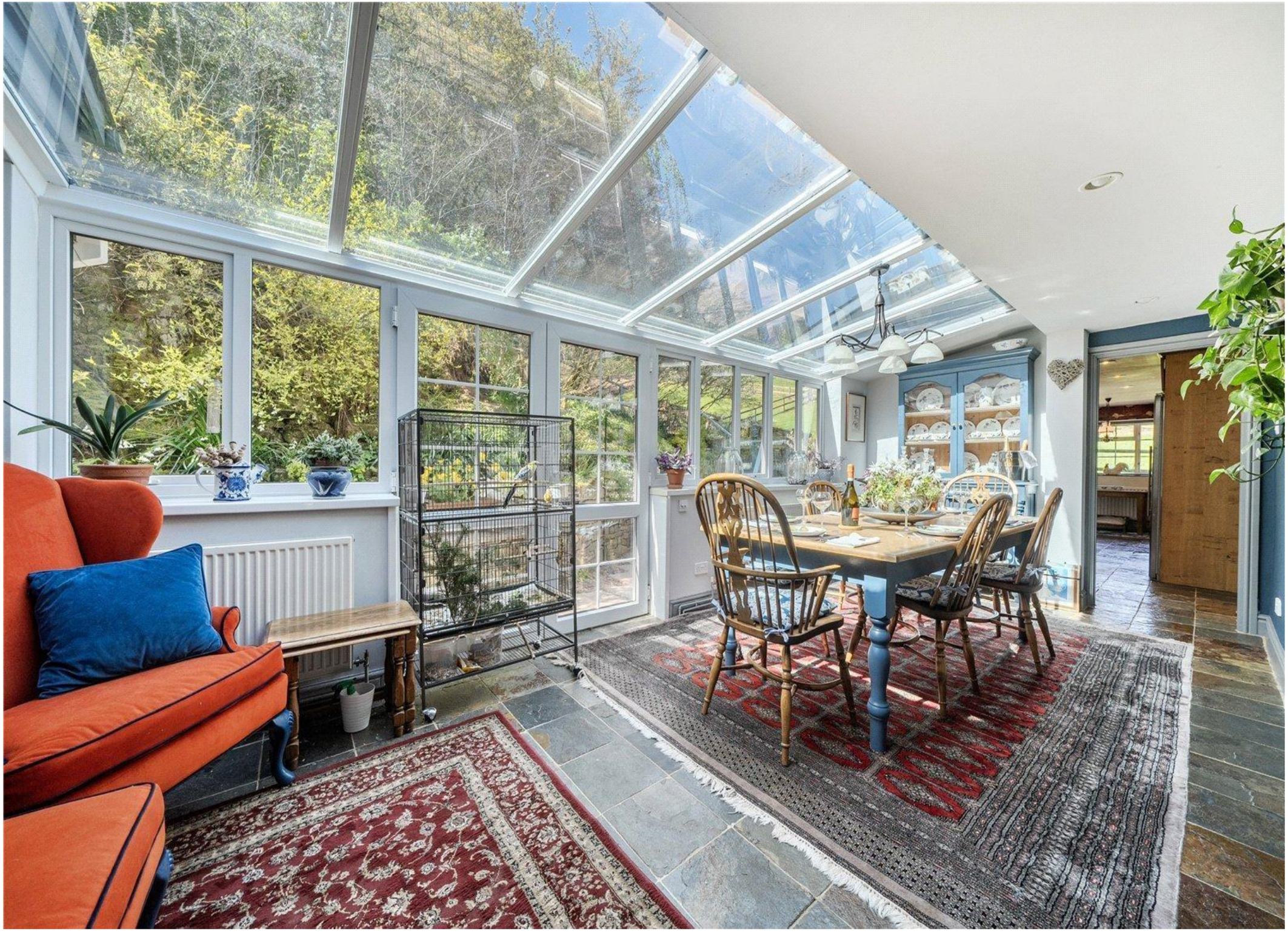
To the left is a light and spacious dining area with direct access to the garden, as well as access to the second reception room, currently used as a snug and complete with a wood-burning stove.











From here, there is access back to the main reception room, or a door leading to the ground floor bedroom, which is a particular feature of the property offering excellent flexibility, with doors opening directly onto the garden and a well-appointed en-suite.

The staircase is located within the main reception room and splits to the first floor. To the left, the principal bedroom enjoys a vaulted ceiling, exposed features, a stylish en-suite, and a dressing room. The split stairs leads to a third bedroom with family bathroom.

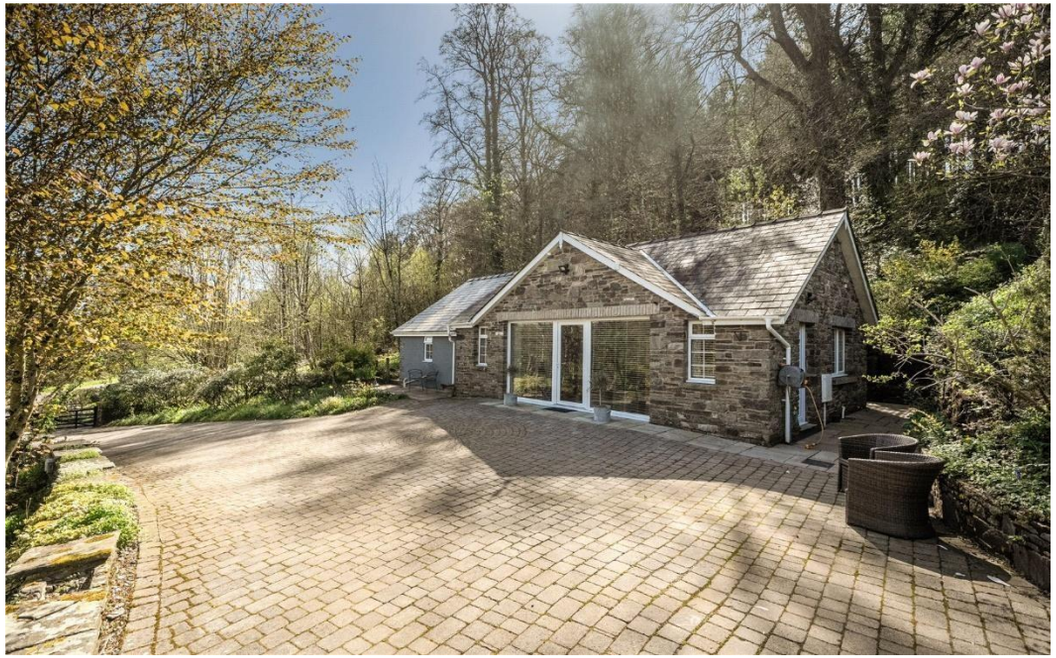








The detached annexe provides self-contained one-bedroom accommodation, finished to a high standard throughout. The front door opens into a lovely open-plan living space with kitchen and dining areas, along with a double bedroom and en-suite shower room. This versatile space offers a range of uses, including multi-generational living or potential income generation.





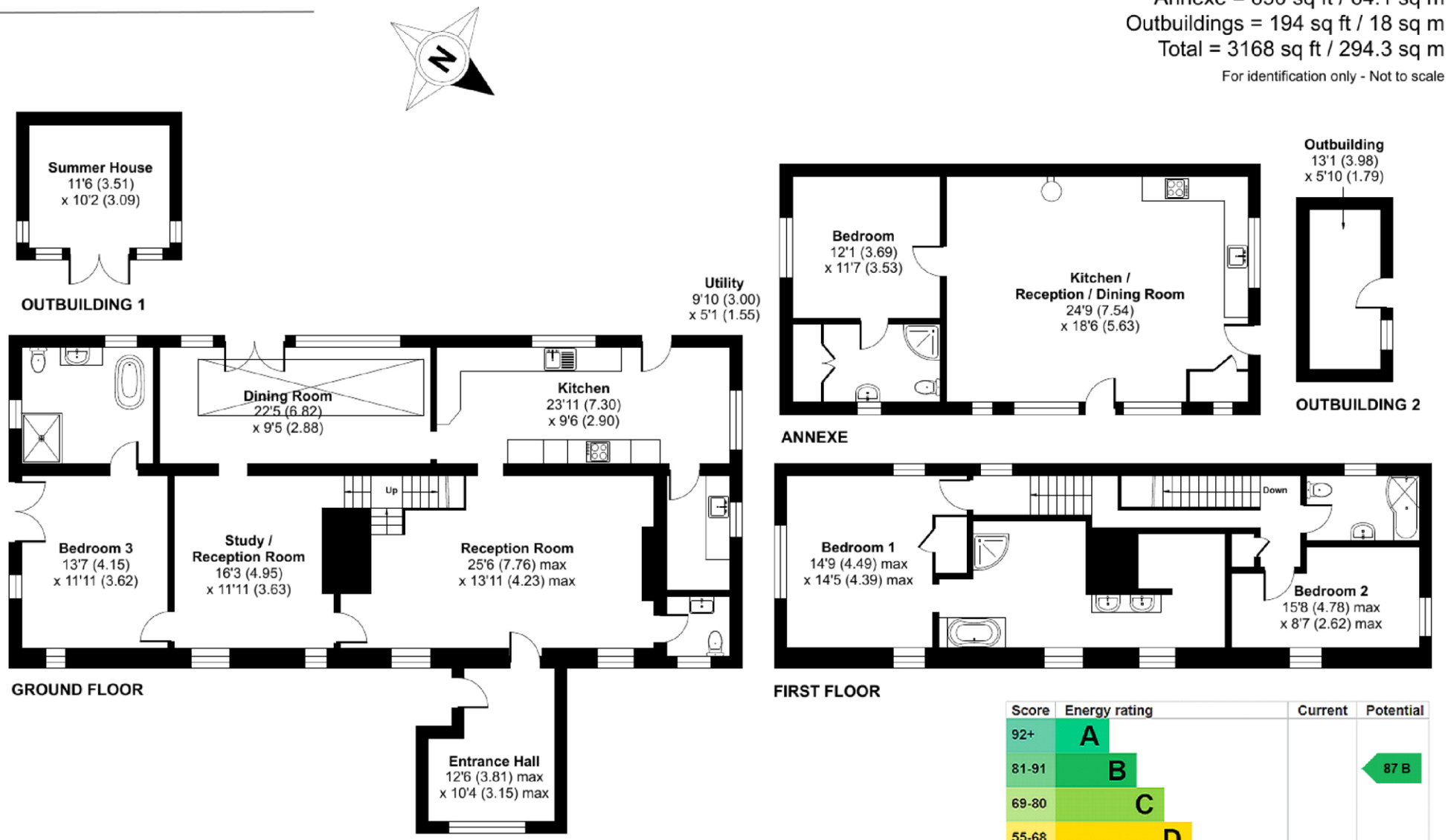




FLOORPLAN

Stockley Cottage, Builth Wells, LD2

Approximate Area = 2284 sq ft / 212.2 sq m
Annexe = 690 sq ft / 64.1 sq m
Outbuildings = 194 sq ft / 18 sq m
Total = 3168 sq ft / 294.3 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). ©nichecom 2026. Produced for McCartneys. REF: 1440448

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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 © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. OC310186 Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA. Printed 04.04.2023

FINE & COUNTRY

STEP OUTSIDE

The property is accessed via a gated driveway off the A470 and sits within approximately just under 1 acre of landscaped grounds.

To the front, a lawn with mature flower beds and shrub borders gently slopes away from the house, complemented by a charming wildlife pond which attracts birds, insects, and seasonal interest throughout the year.

To the rear, a courtyard garden is mainly paved and west-facing, providing a private and sheltered area for outdoor seating and entertaining. Steps and a pathway lead from the courtyard through established woodland planting to a modern summerhouse, ideally positioned to take in far-reaching views across Mid-Wales.

Additional features include a kitchen garden with raised beds, a detached orangery, and a stonebuilt garden store. There is ample parking for several vehicles near the main residence, along with separate parking for the annexe positioned close to the entrance gates.

The current owner also rents a further 5 acres of adjoining land, which may be available for continued tenure by separate negotiation with the new owner.











GENERAL

SERVICES: We are informed that the property is connected to mains electricity, bore hole water and septic tank drainage. Snowdrop Cottage – BioDisc. Bluebell Cabin – Electric has been installed.

HEATING: Oil Fired central heating. Snowdrop Cottage – Underfloor heating.

COUNCIL TAX BAND : G

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

NOTICE: 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 preparation of these particulars.

DIRECTIONS: what3words///toggle.canyons.worldwide

MOBILE & INTERNET COVERAGE : For more details, please refer to Ofcom by using the following link; www.checker.ofcom.org.uk.

Fine & Country Hay on Wye
11 High Town, Hay on Wye, HR3 5AE
01497 820605| hay@fineandcountry.com

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase the property, you will be required to provide sufficient identification to verify your identity in accordance with the Money Laundering Regulations. A nominal fee per person will be charged for carrying out the necessary identification checks. This fee is payable at the time of verification and is non-refundable.

REFERRAL FEES: McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

VIEWING: By appointment through selling agents –01497 820605 Opening Hours: Mon–Fri: 9:00 am - 5:00 pm or Sat: 9:00 am - 1:00 pm.

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

Messrs Fine & Country for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Fine and Country has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.
Tel: 01584 872251. REGISTERED NO: OC310186

F&C
fineandcountry.com™