



Holters

Local Agent, National Exposure

Bronydd Villa Clyro, Hereford, Powys, HR3 5RX

Offers in the region of £650,000



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A wonderful 7 acre smallholding located close the Welsh/English border and the hugely popular town of Hay-on-Wye. With unrivalled views, 3.8 acres of pasture paddocks, just over 2 acres of woodland and a separate cottage this impressive farmhouse has it all!

Key Features

- Highly Impressive Smallholding
- 7 Acres In Total
- Large Detached Former Farmhouse
- House in Need of Improvement
- With a Separate One Bed Cottage
- Pasture Paddock of 3.8 acres
- Mature Woodland of 2.18 Acres
- Unrivalled Views to the Black Mountains
- Close to the English/Welsh Border
- Detached Garage & Workshop
- Former Stables
- No Upward Chain
- EPC - F

The Property

The impressive former farmhouse is a substantial detached stone house with large rooms and high ceilings throughout. There is huge potential to create a separate annexe within the property and it could quiet easily be separated as there are two stairs already in place. Ideal for additional family. The house is tired and would benefit from improvement throughout.

To the front of the house are the two main reception rooms, the lounge is an extremely large room with windows to the side and French doors opening to a conservatory which overlooks the from garden and enjoys the wonderful far reaching views. The spacious large hall with original

flooring and a wonderful front door gives access to the front patio, it has a stair to the first floor and gives access to the kitchen, dining room and cellar. The dining room again shares the superb far reaching view. The kitchen, modest in size but with fully fitted unites offers huge potential to open into the dining room (there is an door/archway in place but currently covered over). The rear part of the house is where potentially is could be sub-divided there is a further reception room, utility, separate WC and side entrance hall.

The first floor accommodation continues the spacious theme, the front part of the house offers three double bedrooms and a family bathroom. From the large landing and the two main bedrooms you enjoy stunning far reaching views to the hills in the distance. In the rear part of the house there is a fourth double bedroom and second bathroom which has the benefit of access via a second stair.

The Dairy

The Old Dairy is a pleasant self contained one bedroom cottage. With a kitchen, lounge, double bedroom and bathroom it provides ideal additional accommodation to the main house if required or could be a useful rental income (subject to gaining any necessary permissions).

The Outside

Externally the property enjoys spacious grounds, the garden are mainly to the front which the house overlooks from its elevated position. There is a paved seating area at the front of the house to sit and relax as you appreciate that stunning view! To the side of the house is a large brick paved parking and turning area, large enough to park a number of vehicles. Accessed off the drive is an impressive detached garage/workshop with power and lighting connected. Behind the working steps climb through a terraced lawn gardens with a pathway leading to the fields.

Accessed off the hardcore drive is the former stables which are currently used as a workshop. The building is well placed next to the first paddock. The pasture land extends to 3.80 acres split into two fields, which are both on a gradient, with good quality pasture and water throughs. The woodland which extends to 2.18 acres is a mixture of hard and softwood with some superb mature oak trees. With the woodland there is a workshop and a small hut.

NOTE - The nearby four dwellings that form part of the barn conversion have a vehicular right of way along the track to access the parking areas.



The Location

The property is located within a short drive of the village of Clyro which has a service station/general store, public house, primary school and a church. Hay-on-Wye, is approx. 1.5 miles away which is a delightful border market town, famous for its annual Literary Festival. The town offers an excellent range of services and facilities including dentists, doctors' surgery, cinema, chemist, library, post office, a wealth of second-hand book and antique shops, a wide range of public houses, restaurants and cafes and a primary school. Hay-on-Wye is situated within the most beautiful countryside, being in the Brecon Beacons National Park, which offers a wide range of leisure and recreational activities.

Nearest Towns

- Hay-on-Wye - 2.6 miles
- Talgarth - 10 miles
- Brecon - 17 miles
- Hereford - 21 miles

Services

We are informed the property is connected to mains water and electricity. Private drainage.

Heating

The property has the benefit of LPG gas fired central heating.

Council Tax

Powys County Council - House - Band G
Cottage - Band D

Tenure

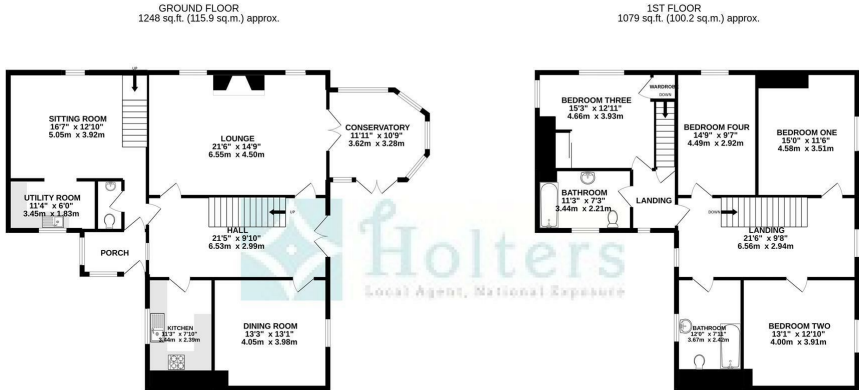
We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to obtain ID verification from all prospective purchasers. A company called Credit Safe run ID reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessor and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 2326 sq.ft. (216.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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