



**Cwm Gwyddel, Gladestry, Kington, Powys, HR5 3NT**

**Offers in the region of £695,000**



**Holters**  
Local Agent, National Exposure



# Cwm Gwyddel, Gladestry, Kington, Powys, HR5 3NT

A beautiful country residence offering no onward chain, 5 bedrooms and 5 receptions. Cwm Gwyddel enjoys a rural setting with no near neighbours and approx. 0.7 acres of grounds and gardens, along with the addition of a number detached out-buildings.

## Key Features

- Detached, Grade II Listed Country House
- 5 Bedrooms & 2 Bathrooms
- 5 Reception Rooms
- Well Presented Accommodation
- Period Features Throughout
- Available with No Onward Chain
- Beautiful, Wrap-Around Gardens
- Set Within Approx. 0.7 Acres
- Detached, 2 Storey Stone Barn
- Stable/Garage & a Detached Office/Studio
- Stunning Countryside Location with No Near Neighbours

## The Property

If ever there was a property which was more about the lifestyle it offers, than the stone, timber and mortar it has been built with, then this is it! While Cwm Gwyddel itself is a beautiful, well presented, detached, 5 bedroom period house, it is the isolated location, the stunning encompassing scenery, the natural stream, the adjoining Welsh countryside and the wonderful gardens/grounds totalling approximately 0.7 acres, which will really spark your imagination. A million miles from the hustle and bustle of city life, if you have dreamed about moving to the countryside, having no near neighbours and your own slice of the 'good life' with a few sheep, chickens and perhaps a pony, well Cwm Gwyddel could allow that dream to become a reality!

Cwm Gwyddel is available with no onward chain and is an impressive, Grade II Listed house, which oozes

character and history dating back circa 15th century and has been upgraded and lovingly maintained by the current owners and offers spacious accommodation spanning over 2 floors to include 5 bedrooms and 2 bathroom on the first floor, while on the ground floor there is an entrance hall, a useful utility room, kitchen and 5 reception rooms. The drawing room boasts a large and original open fireplace, while the sitting room has the addition of a wood-burning stove. On the right wing, a sizeable reception/hobby room with a high, 16ft ceiling offers a variety of purposes, from a music and crafts room to a home run business space with its own private entrance door. The garden room, which is accessed off the kitchen is flooded with natural light and is the perfect spot to entertain throughout the year, especially within the summer months.

Outside, the property is approached via a private lane that leads to a gated gravelled driveway providing ample parking and is set in approx. 0.7 acres of private gardens and grounds. The main garden lies to the front of the property, which is wonderfully maintained with a large area of lawn, flowered and hedged borders and raised vegetable plots enclosed by a picket fence. The gardens also include a pretty brook with a private bridge providing direct access to neighbouring woodland and local footpaths. In addition, Cwm Gwyddel includes a Grade II Listed, 2 storey stone barn with a part open frontage, a detached studio/office installed with

power and lighting and a detached garage, which was formerly used as a stable block. Beyond the house a gateway opens to a track leading to a vast area of hill land and owing to the grazing rights which are attached to the Cwm Gwyddel, the owners have access to walk, ride or drive along many miles of tracks.

Offering the tranquillity so many of us desire, Cwm Gwyddel could be just what you are looking for if peace, natural wildlife, beautiful countryside and rolling hills as far as the eye can see is what you are after.

## The Location

Gladestry is a delightful village offering a close knit community spirit located close to the Welsh/English border and is positioned approximately 6 miles from the market town of Kington and approximately 10 miles from the popular town of Hay-on-Wye. The village is popular for nature enthusiasts and those of an active disposition by being situated on the Offa's Dyke footpath and is surrounded by gorgeous countryside. The community focuses around the village hall, historic Church and local Pub. There is also a well regarded Primary School located on the edge of the village,

Hay-on-Wye is a popular market town located within the Brecon Beacons National Park and known world-wide as the "town of books". Hay-on-Wye offers a vast selection of independent shops, public houses, cafes and restaurants and is famous for its literary festival held



annually in May. Hay-on-Wye's location within the Brecon Beacons and closeness to the Black Mountains provides opportunities for a wide range of recreational activities.

Closer to home, the market town of Kington has a wide range of recreational and educational facilities and possesses a most attractive riverside recreation ground which houses the town's cricket club and is the venue for many local outdoor events. Educational facilities in the town are very good and include pre-school nurseries, a primary school and a recommended high school, Lady Hawkins. There are a variety of sports clubs, gymnasiums and health spas within the town ideal for those of an active disposition, while Kington Golf Club's course on Bradnor Hill is said to be the highest in England.

**Services**

The property is connected to mains electricity. Private water and septic tank drainage.

**Heating**

Oil fired central heating.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys County Council - Band G. Charge for 2024/25 is £4,633.63.

**Nearest Towns/Cities**

- Kington Approximately 6 miles
- Hay-on-Wye - Approximately 10 miles
- Presteigne - Approximately 11 miles
- Knighton - Approximately - 18 miles
- Leominster - Approximately - 20 miles
- Builth Wells - Approximately - 20 miles
- Llandrindod Wells - Approximately - 22 miles
- Hereford - Approximately - 25 miles
- Ludlow - Approximately - 28 miles

**What3words**

welfare.objective.dressings

**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

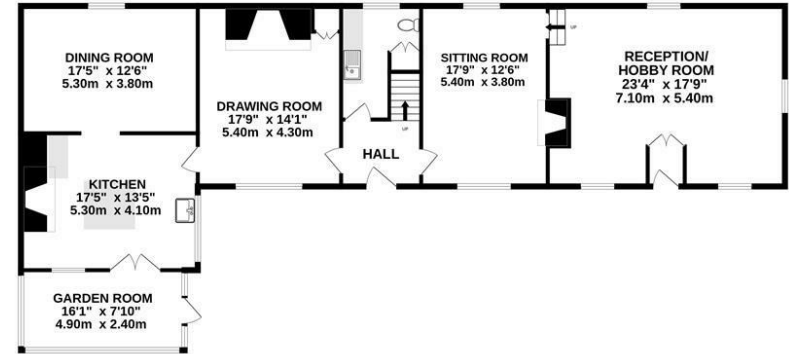
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The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

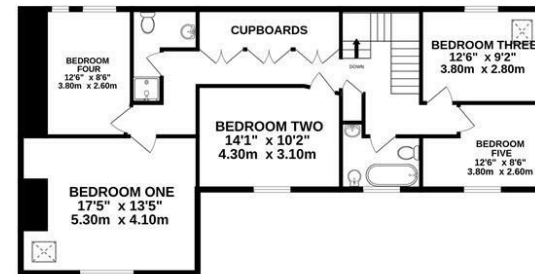
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GROUND FLOOR  
1528 sq.ft. (141.9 sq.m.) approx.



**Holders**  
1ST FLOOR  
1027 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA: 2555 sq.ft. (237.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by 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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