



GLAN-YR-AFON

Llanigon, Powys, Wales, HR3 5PU

DJ&P **Newland Rennie** | RESIDENTIAL

GLAN-YR-AFON

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Glan-yr-Afon is an attractive substantial country residence of nearly 3800 SQ FT, with barns and land, located in an idyllic edge of village location, in Llanigon, Powys, on the border to Herefordshire. Situated at the foot of the Black Mountains on the edge of the Brecon Beacons National Park. The area is renowned for its outstanding natural beauty. The nearby market town of Hay-on-Wye, also known as 'The Town of Books', is internationally famed for its annual literary festival and charming historic town centre.

The house is a substantial stone built double fronted traditional residence. It provides good family accommodation over four floors, including the cellars and the attic floor. The property is due a complete refurbishment throughout but offers huge potential to create a special family home in a top location. There is a wealth of character features, including sash windows and exposed beams.

Adjacent to the house are the traditional stone barns (ground floor over 1400 SQ FT), split into numerous rooms with mezzanine floors, and multiple fenestrations. Constructed of stone walls with timber beams and trusses, and a roof covering of stone slates and corrugated tin. Dilapidated but offers huge potential, subject to the necessary consents.

The property is being offered in three Lots.

- Period Country House, Traditional Stone Barns, Gardens, Paddocks
- 1 Enclosure of Pasture
- 1 Enclosure of Pasture

For Sale by Online Auction

TO BE SOLD IN LOTS BY ONLINE AUCTION

Glan-yr-Afon House, barns and paddocks extending to approximately 9.46 acres in all.

Freehold with vacant possession

SPLIT INTO LOTS, AS FOLLOWS:

LOT 1

The house, the barns, small outbuildings, gardens and paddocks. In total about 1.97 acres. Guide Price £750,000

LOT 2

1 Enclosure of pasture, extending to about 3.46 acres. Guide Price £56,000

LOT 3

1 Enclosure of pasture extending to about 4.03 acres. Guide Price £64,000

SALE METHOD

To be sold by online auction. Auctions T&C's apply. Subject to reservation prices. Buyer's fees apply. Registration required prior to auction. Viewings by appointment only.

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LOT 1 - GLAN-YR-AFON HOUSE, BARNs GARDENS & OLD ORCHARD (Outlined in red on plan)

The property occupies a peaceful position on the edge of the village Llanigon, accessed via a long private driveway. To the front and the side of the property are the gardens, and to the rear, a very pretty babbling brook, which gives the property its name, 'afon' meaning 'river'. Adjacent and to the north of the house are long period stone barns. The old orchard, is a paddock of approximately 1 acre in size, southeast of the house, and is adjacent to the garden. Beyond the barns there is a further paddock of approximately 0.41 acres.

Glan-yr-Afon comes to the market for the first time in many years and provides a huge opportunity for buyers looking to create a special country property.

The historic town of Hay-on-Wye is only about 1.5 miles away and provides a range of amenities including a broad range of shops and boutiques, library, primary school, church, post office, dental surgery, doctor's surgery, restaurants, public houses and a supermarket. The surrounding countryside is a haven for outdoor enthusiasts with Offa's Dyke, the Black Mountains and River Wye a stone's throw away.

A wider range of amenities can be found in the Cathedral town of Brecon and the Cathedral city of Hereford, approximately 15 and 22 miles, or roughly 25 and 40 mins by car respectively.

ACCOMMODATION

PORCH

Part glazed front door, flanked with windows, opens into timber framed apex porch with concrete floor and

polycarbonate side windows. Further part obscured glazed panelled door giving access to the:

INNER HALL

With carpeted floors and central pendant light. Stairs up to first floor and steps down to cellars. Panelled door to the drawing room on the right, and panelled door on the left to the sitting room.

DRAWING ROOM

Sash window with window seat to front aspect, inset wood burning stove, ceiling beams. Door to kitchen. Recessed shelving. Electric heater. Carpeted and central light fitting. Leading to:

KITCHEN/BREAKFAST ROOM

Rayburn cooker. Fitted wall and base mounted cupboards with worktops. Stainless steel sink and drainer. Fitted timber shelving. Window to side aspect. Linoleum flooring and strip lighting. Door to:

DINING ROOM

Central fireplace (sealed off), part glazed door flanked with side windows leads to external steps down to garden. Carpeted with central light fitting. Door to:

SITTING ROOM

Dual aspect with windows to front and side. Central stone slate open fire place, slate hearth and sealed chimney breast. Carpeted with central light fitting. Door to entrance hall.

FIRST FLOOR LANDING

Sash window to front aspect. Doors leading to front bedrooms. Stairs to split level and rear landing. Door to stairs up to attic rooms. Pendant light and carpeted.

BEDROOM I

Window to front aspect, exposed wooden floorboards. Pendant light fitting. Small recessed wardrobe with panelled door. Above Drawing Room.

BEDROOM TWO

Dual aspect room with sash windows to the front and side aspects. Central sealed off chimney breast. Carpeted floors and light fitting. Above sitting room.

BEDROOM THREE

To the rear of the property with large floor-to-ceiling window with a side aspect with a view overlooking the garden. Central beam and sealed off fireplace. Electric heater. Carpeted with pendant light. Above dining room.

BEDROOM FOUR

Central position at the rear of the property. Window with rear aspect. Ceiling beam. Carpeted with pendant light.

BATHROOM

To the rear of the property with a window with side aspect. Part obscured glazed door and panelled bath with ceramic tiled splashbacks. Pedestal basin with tiled splashbacks above. Corner airing cupboard with hot water tank and shelving. Wall mounted electric heater. Carpeted with ceiling light fitting.

WC

Off the rear landing next to the bathroom with small window with side aspect. Part obscured glazed panelled door. White ceramic toilet with cistern. Linoleum flooring and ceiling light.

ATTIC ROOMS

Accessed via wooden stairs from the first floor landing and rising to a central attic room with fanlight window within the front gable. Exposed timbers and floorboards. Light fitting.

Flanking the central room are two smaller attic rooms both with skylight windows, exposed beams, hatches to eaves storage, and wooden floorboards.

Further doorway from the central attic room leads to a large attic room to the rear of the property. Vaulted ceiling with dual aspect windows on opposite sides. Exposed beams and wooden floorboards.

CELLARS

Accessed via steps from the ground floor hallway or externally via a side porch. Split into three main rooms, each with a window. The main room, which is below the kitchen and part of the dining room, has a concrete floor, steps to side door and porch, and a corner coal store. There are exposed beams, a light fitting and a sink with drainer.

Next door there is a further room beneath the dining room, with original flagstone flooring, stone storage shelf, window to the rear and exposed beams. Leading to:

Further room with part flagstone flooring, stone shelving, exposed beams and window to front aspect. Further door to steps.

THE BARNS

Adjacent to the north of the house are long period stone barns (upper and lower) joined together. They are divided into several separate spaces with vaulted first floors and numerous windows and doors. Flooring within the barns is typically part blue stable brick pavers, part concrete floor, and part quarry tiles. In addition there are original wooden partitions and mangers. The upper barn has a dilapidated stone roof with some corrugated metal sections. The lower barn has a later corrugated metal roof and side panels.

There are brick built pigsties to the rear, along with a dilapidated timber store shed. Next to the barns is a simple wooden single garage.

Attached to the rear of the house is a lean-to storage room with timber door, slate roof and flagstone flooring. Beyond the rear of the property there is a further small stone built outbuilding with mono pitched roof and timber door.

OUTSIDE

A private hedge-lined driveway with timber gates off the road intersects the house and barns and extends to approximately 110m end-to-end. Approximately 70m from the road to the garden gate.

To the front of the house there is a pretty garden accessed via a picket gate and concrete path to the front door. On the right, there is a mature hedge and stone wall separating the garden from the driveway and barns. The majority of the garden, approximately 1/3 acre, is to the south side of the property and tapers to a point. It is mostly lawn with assorted mature trees and bound by mature hedging.

Adjacent the east boundary of the garden is the old orchard/paddock included with Lot 1. Along the western boundary is the very pretty Dulas/Digedi Brook, a small tributary to the river Wye.

To the south side of the house there are external steps up to the dining room. To the rear of the house there is also access to the side of the property and driveway.

THE OLD ORCHARD / PADDOCKS

Paddock of approximately 1 acre next to the garden and driveway, southeast of the house and gardens. Accessed via gateway off the driveway. Largely flat and bound by mature hedges with the Dulas/Digedi Brook to the south and west boundary. Permanent pasture.

At the rear of the barns there is a further paddock of approximately 0.41 acres. This extends from the brook up to the driveway.

LOT 2 – LAND (Blue outline on plan)

Situated north and northeast of the house, this enclosure is approximately 3.46 acres and formerly split into two. There is an access from the driveway and potential to revise its location. Bound on the north, west and east sides with mature hedging and separated from the barn with a new post and wire fence. Part of the south-western boundary is not enclosed and meets the

Dulas/Digedi brook, providing a natural water source. The paddock is gently undulating permanent pasture.

LOT 3 – LAND (Outlined yellow on the plan)

Situated and adjoining northeast of Lot 3. This enclosure is approximately 4.03 acres. Enclosed with mature hedges. The eastern boundary is parallel to the road. The southwest half is largely flat or gently undulating and the northeast half slopes up from south to north. There is an eight bar metal gate at the south-eastern corner accessed off the road.

GENERAL

SERVICES

House

There appears to be mains water, electricity, sewerage and tele-communication connections to the house. Potential purchasers should satisfy themselves with their own inspection of the availability and sustainability of any of these services.

Fibre Broadband available.

LOCAL AUTHORITY

Powys Council Tax Band “G”

TENURE

Freehold with vacant possession.

EPC Rating: “G”

OVERAGE

All of the land is being sold subject to an uplift clause of 35% over 25 years for any planning gain, excluding agricultural and equestrian uses. Please note the overage is not applicable to the house.

The barns are subject to an uplift clause of 20% over 25 years for any planning gain for a separate dwelling.

PLAN, SCHEDULES & BOUNDARIES

The plan within these particulars is based on Ordnance Survey data and is provided for identification purposes only. It is believed to be correct, but accuracy is not guaranteed. The purchaser(s) shall be deemed to have full knowledge of all boundaries and the extent of ownership and neither the vendors, nor the Agents will be responsible for defining ownership of the boundary fences and hedges. The plan should not be used in a contract of sale.

BASIC PAYMENT SCHEME & AGRI-ENVIRONMENTAL SCHEMES

We understand that the land is not registered on the Rural Land Register and the Basic Payment has not been claimed by the vendor.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & COVENANTS

The property will be sold subject to and with the benefit of all rights of way either public or private, all easements & covenants, and other rights of way whether referred to or not.

PLANNING

The land is being sold subject to any development plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be, or come to be, in force, subject to any road widening or improvement schemes, land charges and statutory provision or by-laws without obligation on the Vendors to specify them.

PLANS AND PARTICULARS

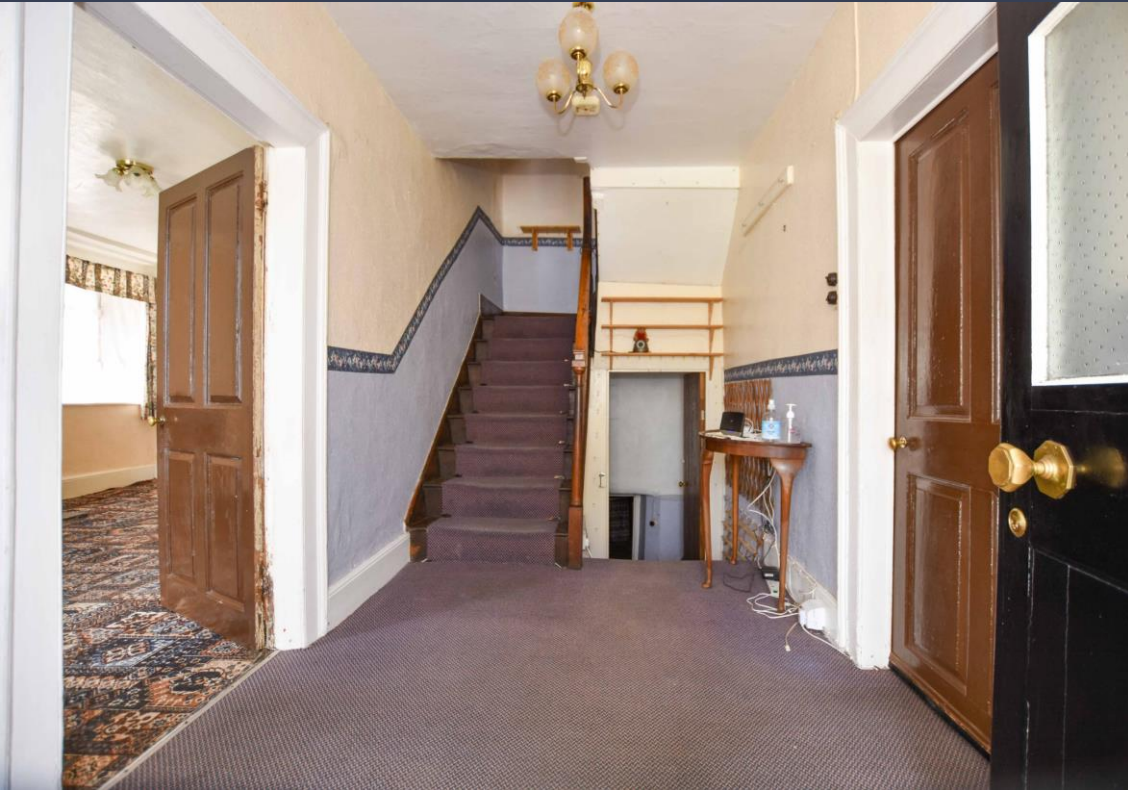
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

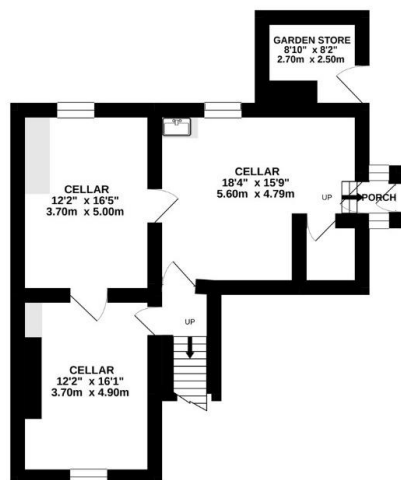




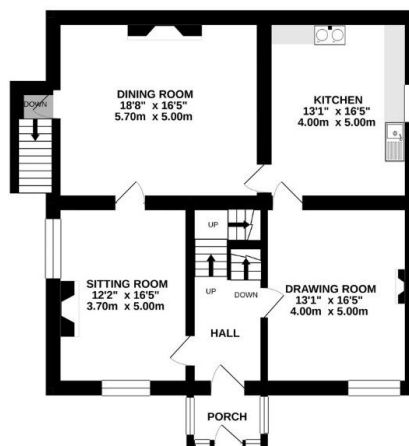




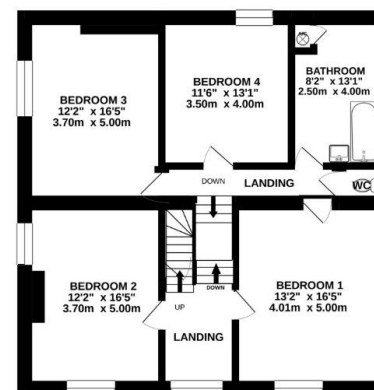
BASEMENT
794 sq.ft. (73.8 sq.m.) approx.



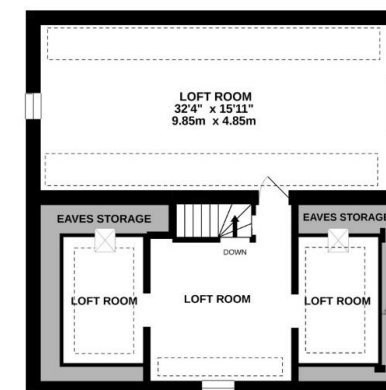
GROUND FLOOR
1053 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



2ND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



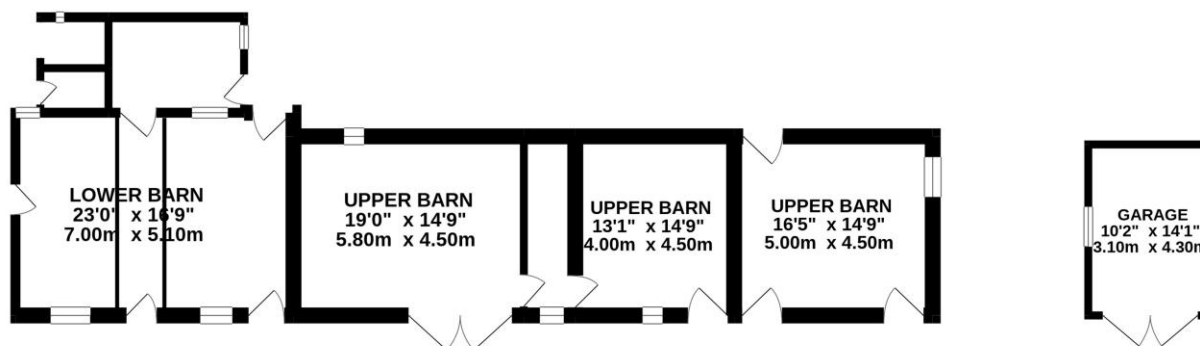
TOTAL FLOOR AREA : 3777 sq.ft. (350.9 sq.m.) approx.

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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GLAN-YR-AFON BARNES

1429 sq.ft. (132.8 sq.m.) approx.



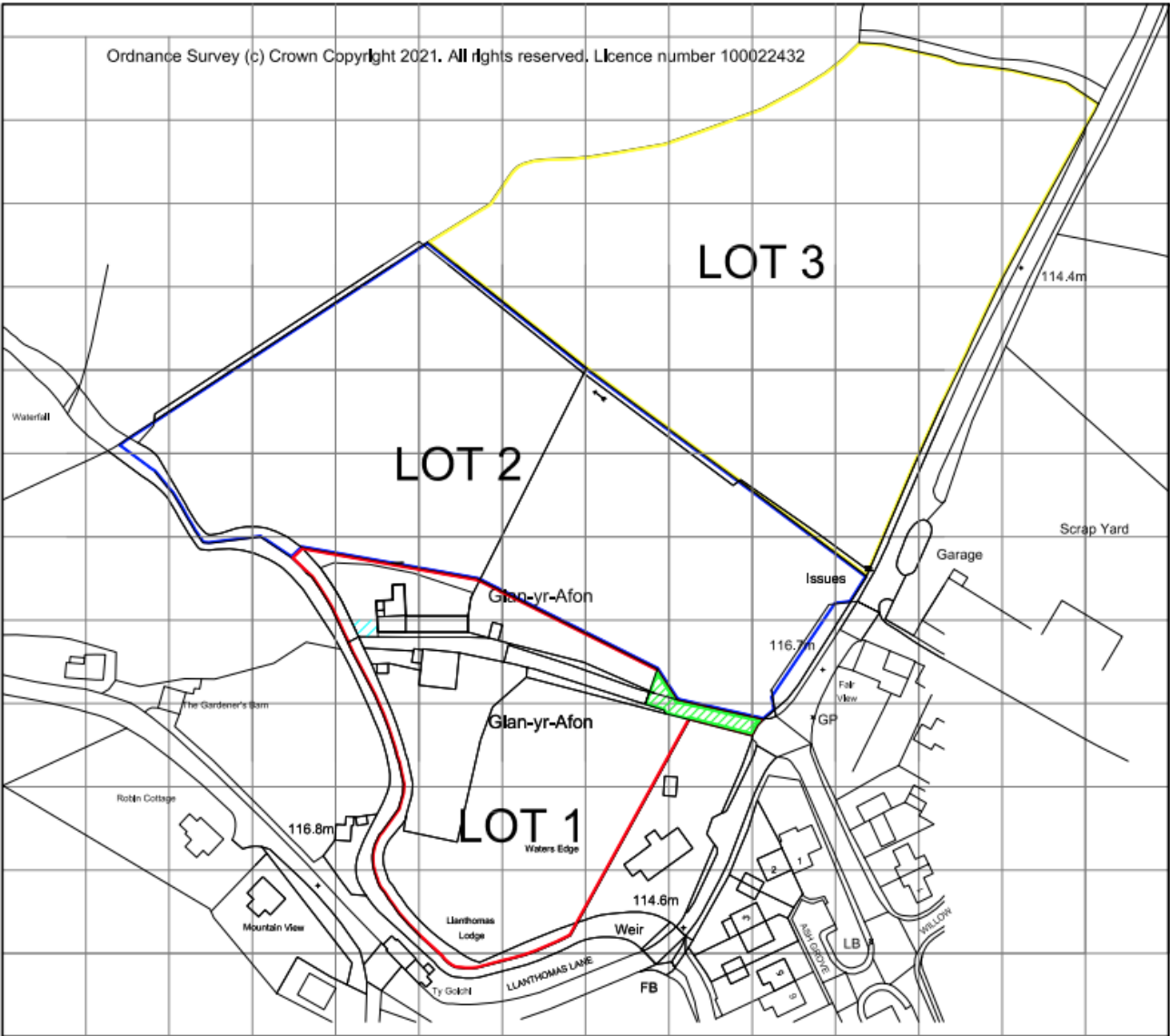
TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

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**NOT TO SCALE