



TREBLE HILL HOUSE

Glasbury HR3 5NT



Treble Hill House

Glasbury
Herefordshire
HR3 5NT



Offering huge potential, a very handsome Grade II listed period house providing extensive living space throughout, set in large gardens and grounds making it ideal as a large family home, or perhaps for use as a guest house or air B&B subject to approval.

Guide Price £795,000

Situation and description

Treble Hill House is a very handsome Grade II listed period residence, which stands in established gardens and grounds of approximately 1.5 acres. Hidden from immediate view by mature trees it forms part of the small but popular village of Glasbury, which itself straddles the beautiful River Wye. The area is very popular with tourists and walkers and is close to both Hay on Wye and the beautiful Black Mountains, which is part of the Brecon Beacons National Park. The village has a garage and store, village church, village hall and a popular hotel and restaurant. The River Wye also offers a range of outdoor pursuits with canoe hire, fishing and access to some wonderful walks. The A438 then provides easy access to south Wales and the Midlands.

Now in need of redecoration and improvement, the house is unspoilt in many ways and still retains much of its original character and charm, including shuttered sash windows, fielded panel doors, a butler's pantry, wine cellar, original floors and much, much more. What the house also offers is huge potential to create a sizeable family home with enough space for an extended family, or could offer income potential as a guest house as it's close to popular tourist locations.

Initially approached by its own private gated drive, a classic pillared porch and doors lead into a reception hall which has oak flooring, fine modillion cornice and an inset ceiling rose. The principal reception rooms lie at the front of the house and between them retain shuttered windows, moulded corncing a marble fireplace and original doors. A smaller sitting room adjoins a Victorian glasshouse / conservatory, which is now in need of renovation, but could become a lovely feature of the house. The kitchen is an impressive space and includes a large painted dresser, quarry tiled floor, a four oven Aga, as well as an adjoining butler's pantry and a number of ancillary rooms.

A rear hallway then allows access to the cellars which are divided into four rooms with original wine bins and separate staircase to the laundry room.

From the inner hall a period oak staircase rises to the first floor where there are three principal bedrooms, and three smaller bedrooms supported by a number of bathrooms. The staircase continues to a

second floor where there are four further bedrooms and a bathroom.

Outside

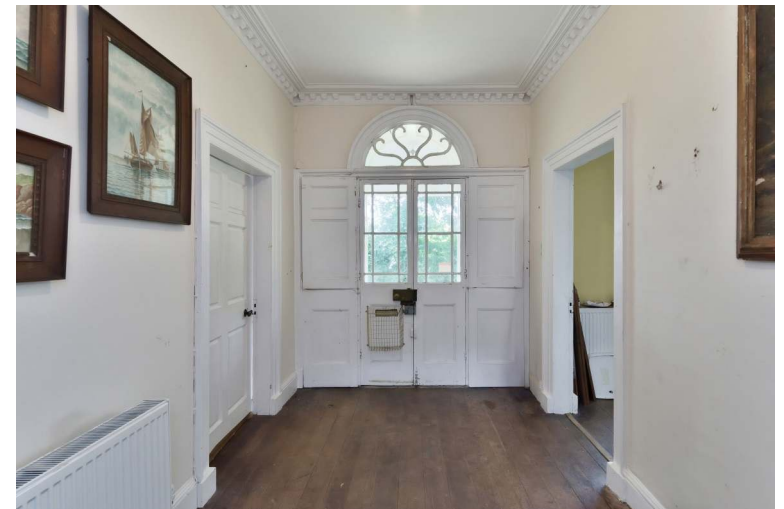
Treble Hill House is set in large gardens and grounds, with its own private driveway, leading up to the house. There are mature beech trees to the front and sides offering privacy from the road and large lawned areas providing plenty of space for a growing family. A large double garage has been added in recent years and there is plenty of space for workshops or a garden room, subject to planning.

Services and Considerations: Mains water and electricity connected. Mains drainage and oil-fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Tenure Freehold. Council Tax Band H. EPC N/A (listed)

There is mobile coverage and broadband.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.





With lovely high ceilings, some original character and much more



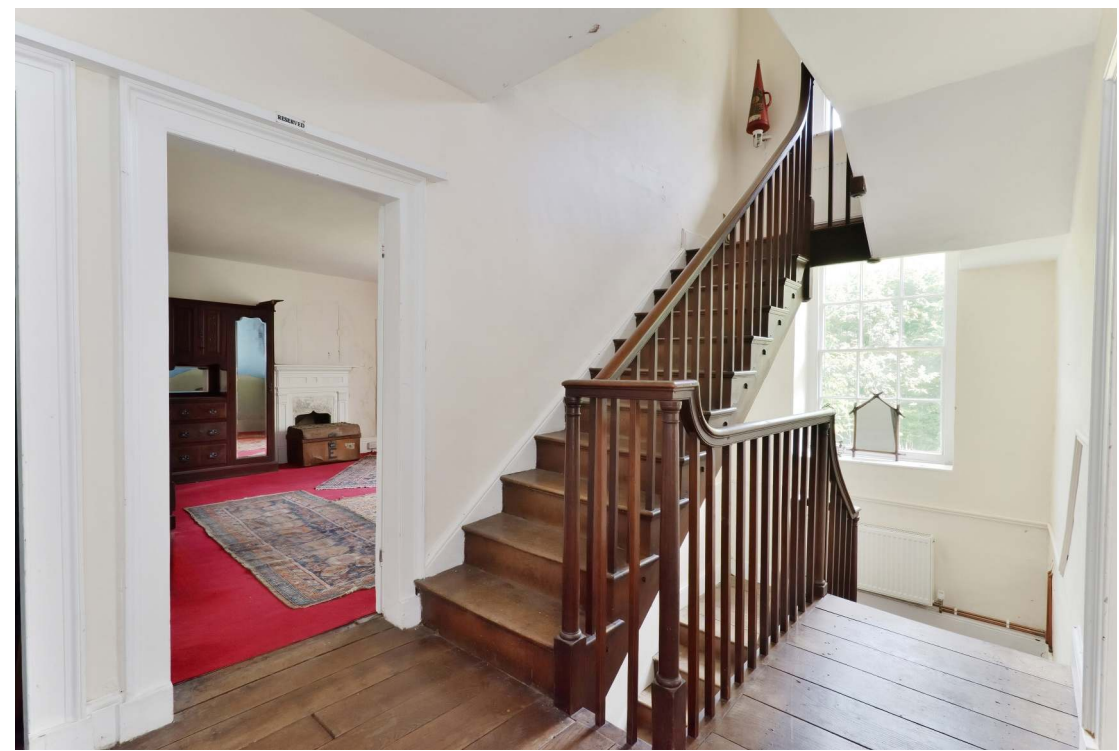


Wonderful kitchen/breakfast room with butler's pantry



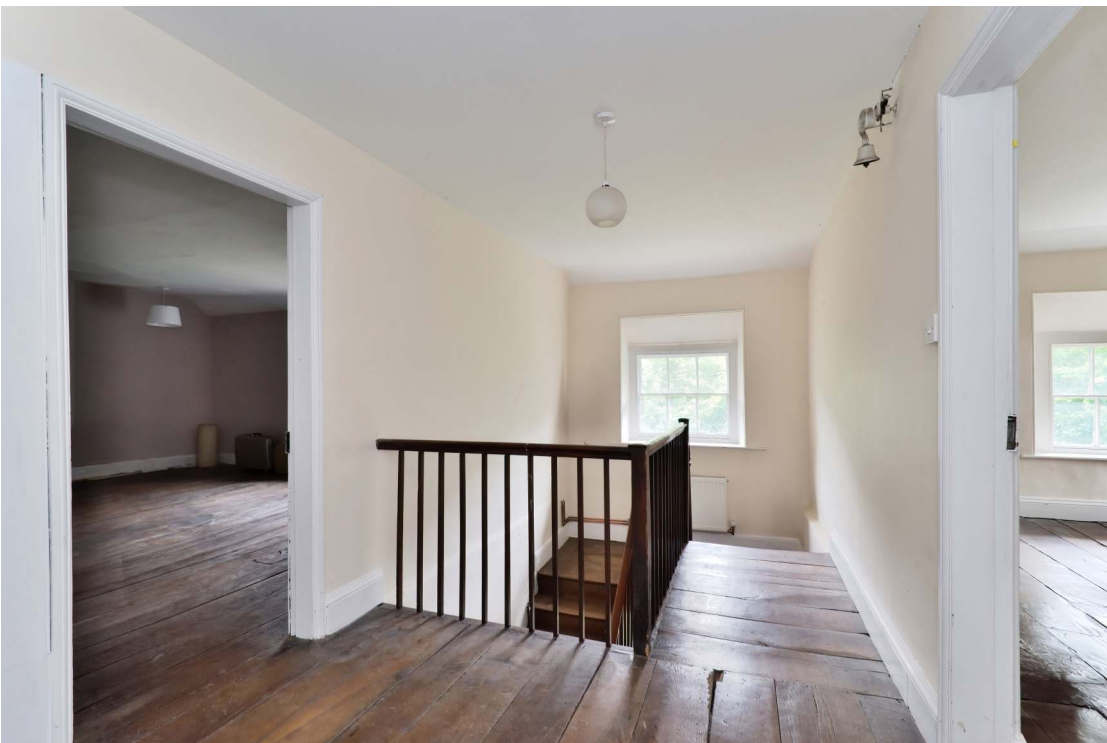


10 bedrooms overall, with again, lovely character and great staircases!





Excellent cellar space, currently used for storage, and good sized top floor rooms

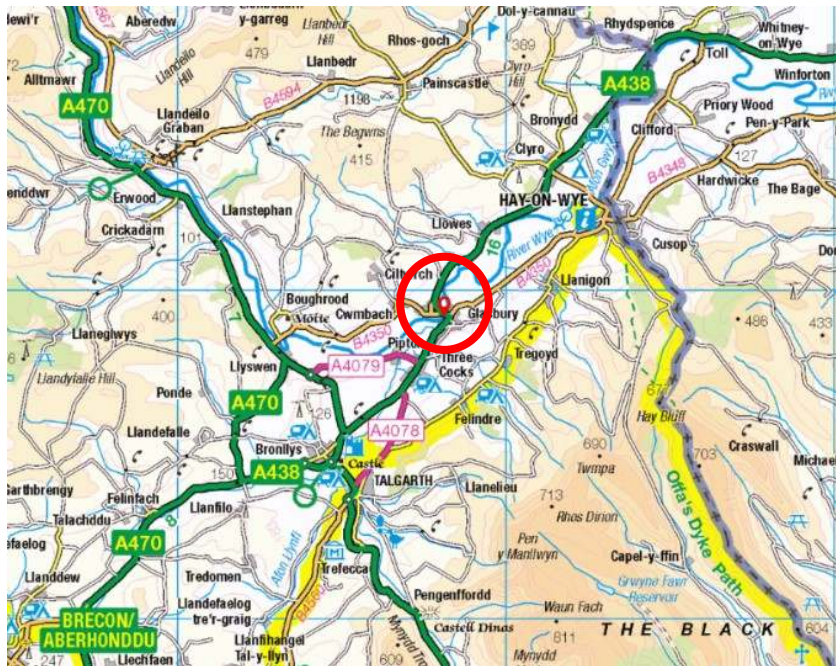


Directions

What3 words:/// should.mutual.mondays - HR3 5NT

From Hereford take the A438 to Brecon and continue on this road until you reach Glasbury. Proceed over the river bridge before turning right and after 50 metres turn left and left again into the drive to Treble Hill house.

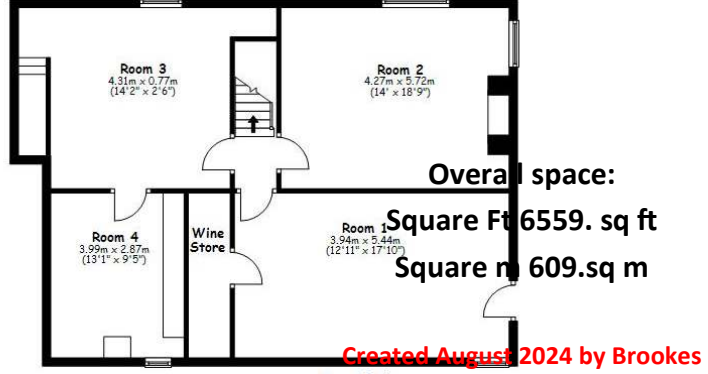
In need of modernisation and improvement, but offering huge potential for the right buyer!





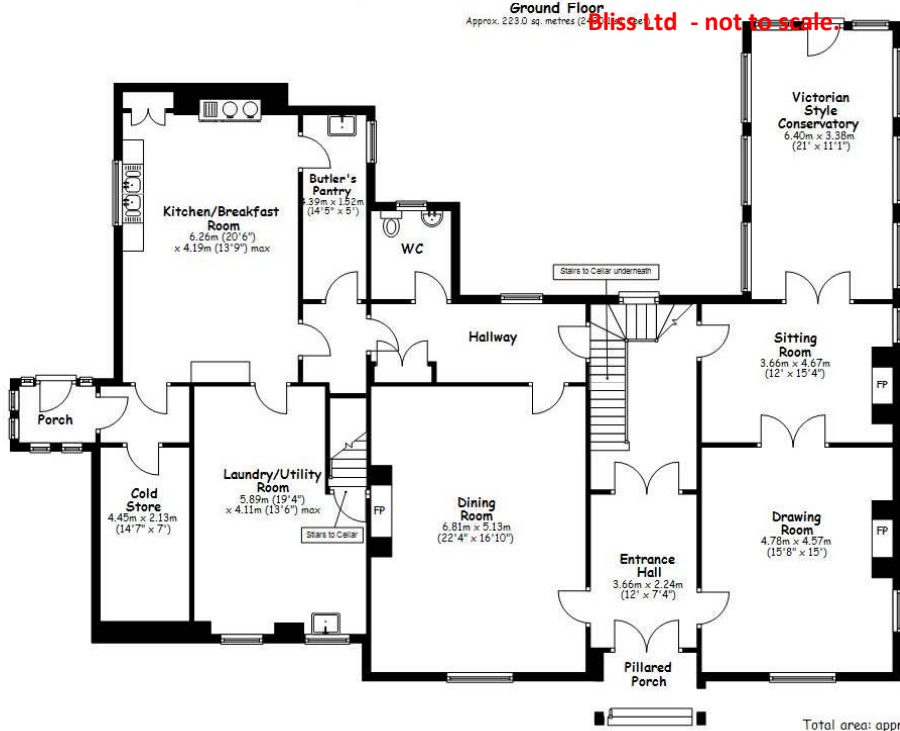
Set in good grounds to 1.47 ac with paddock/small orchard





Overall space:
Square Ft 6559. sq ft
Square m 609. sq m

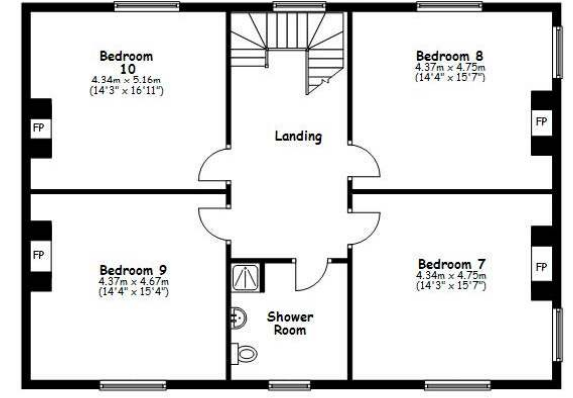
Created August 2024 by Brookes
Bliss Ltd - not to scale.



Total area: approx. 609.4 sq. metres (6559.4 sq. feet)
Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.



Second Floor
Approx. 115.2 sq. metres (1240.2 sq. feet)



Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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A very majestic property

