



The Glyn Farm House, Rhosgoch, Builth Wells, Powys, LD2 3JR





**The Glyn Farm House**  
**Rhosgoch**  
**Builth Wells**  
**Powys**  
**LD2 3JR**

Summary of features:-

- A delightful modern house
- Found amidst stunning countryside
- Versatile and spacious four bed accommodation
- In close proximity to Hay-on-Wye

**Hay-on-Wye 5 miles**  
**Builth Wells 14 miles**  
**Hereford 23 miles**

### Description

The Glyn Farm House is a modern detached property found in stunning Radnorshire countryside with versatile 4 bedroom accommodation.

### Situation

Rhosgoch is found a few miles from Hay-on-Wye and is a popular village set within stunning rural scenery. The views from the rear of the property are delightful.

Rhosgoch is found only a few miles from Hay-on-Wye which is a popular Wye Valley market town with an excellent range of services and facilities.

The nearby towns of Brecon, Builth Wells and Kington all offer excellent facilities and services. The nearest primary school is found in Clyro village.

### The Accommodation

The property is entered through the front porch where there is a utility room adjacent and a downstairs shower room with shower cabinet, close-coupled w.c and wash hand basin. Leading into the entrance hall immediately to the left is the sitting room. A delightfully light and airy room with windows to the front and rear and a wood burner. A door leads through into the sunroom with a wood burner set on a slate hearth, picture windows looking out over the stunning views and double doors leading out onto the patio.

The kitchen / diner is an L-shape design with a range of wall and base fitted cupboard storage with worktops, an electric oven and five ring gas hob. The dining area, main kitchen and further seating area all have the benefit of windows looking out across the stunning scenery and a further door opens out into the utility room.

From the hallway, a staircase with understairs cupboard, leads to the first floor landing which has a large window. The landing provides access to the four bedrooms, all of which are of excellent proportion, and the family bathroom which has been refitted with a suite comprising a panel bath with shower and glass shower screen, close-coupled w.c, wash hand basin, ladder radiator and a window.

### Outside

The property is approached from the public highway along the original farm drive which gives a right of way access to the property where there is a set of double gates leading into the garden area. The main garden is laid to lawn with a variety of trees and shrubs and there are two timber garden sheds one measuring 3.68m x 2.44m with power and light and one measuring 1.43m x 2.63m.

Adjacent to the sunroom there is a level terrace giving a delightful seating area looking out over the spectacular Radnorshire countryside.

## Services

We are advised that the property is connected to mains electricity, private water, private drainage and oil-fired central heating. Please note the services or service installations have not been tested.

## Council Tax Band

Powys Council "F".

## Tenure

Freehold with vacant possession upon completion.

## Directions

From Hay-on-Wye proceed out of town across the river towards Clyro. In Clyro village turn right onto the A438 towards Hereford then immediately turn left into the village. Continue through the village before turning left towards Painscastle. Proceed up the hill and continue on this road for several miles. At the crossroads take the left turn down the hill towards Painscastle. Continue along the lane until you see a farm lane on the right hand side with a name plate saying "The Glyn". Turn onto the lane and follow the road bearing right and continuing past the first set of buildings and the property will be found on the left-hand side.

What3words reference:-  
unique.hairspray.responses

## Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

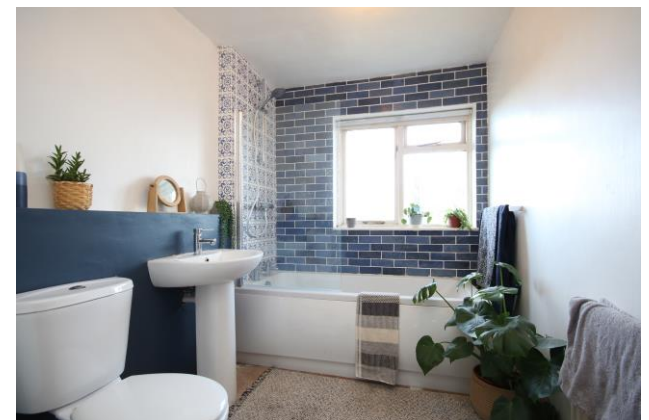
Contact tel: 01497 822522

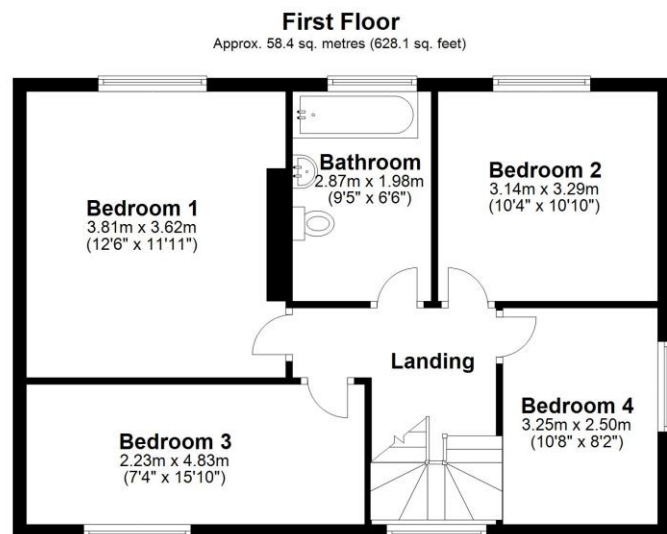
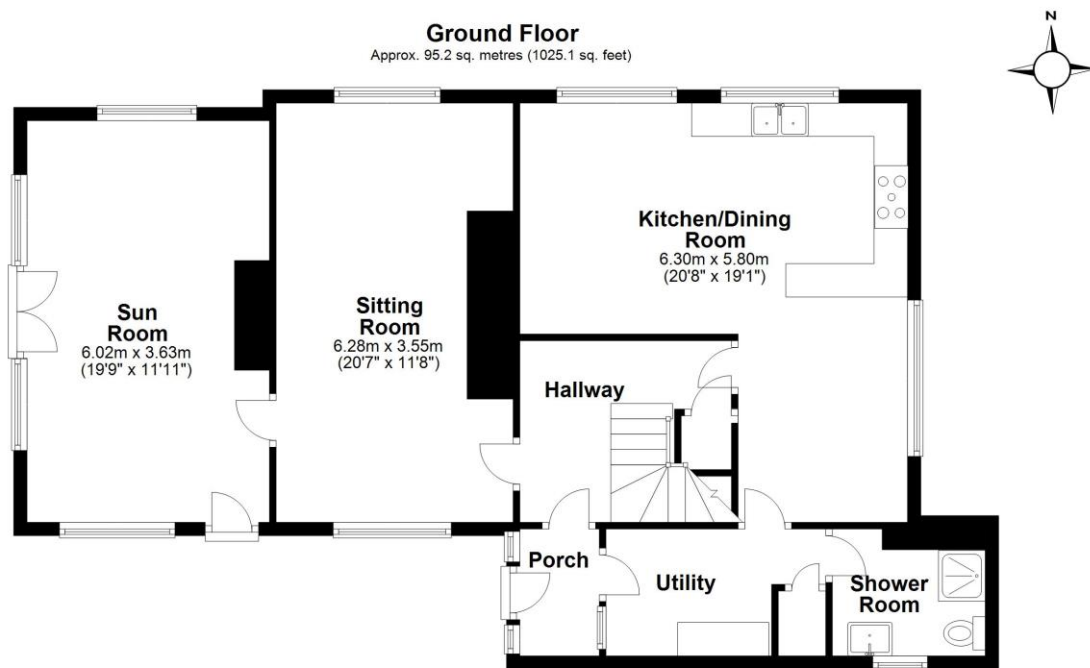
Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757





Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161  
Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.