



Green Oak, Ffynnon Gynydd, Hereford, HR3 5LX

 **Sunderlands**
Residential Rural Commercial



Green Oak
Ffynnon Gynydd
Hereford
Herefordshire
HR3 5LX

- A detached Border Oak House
- Generous three bedroom accommodation
- Set on large gardens
- Delightful rural views
- Large driveway and carport

Hay-on-Wye 5 miles
Brecon 15 miles
Hereford 27 miles

Description

Green Oak is a Border Oak built house set in generous gardens and grounds with delightful views over the surrounding countryside.

Situation

The property is situated just off Ffynnon Gynydd Common which is approximately one mile from Glasbury-on-Wye. The village of Glasbury-on-Wye has a public house, petrol station which also houses a general stores and post office, the renowned Foyles Hotel and Restaurant is close by. The nearest town is Hay-on-Wye just five miles away and offer extensive facilities which include a medical centre, two dental surgeries, a wealth of book and antique shops and various boutiques, cafes, restaurants, public houses. There is a primary school, cinema, chemist, library, small supermarket and the popular outdoor market held every Thursday. Hay-on-Wye is a delightful borders market town and is a popular tourist destination. The town is well known for its annual literary festival held in May each year.

Accommodation

The property is entered through the front door into the generous hallway with the staircase to the first-floor landing and end of stairs cupboard. Immediately on the right is the sitting room with windows to the front and rear, a brick fireplace with wood burner.

The kitchen/diner has windows to the front and rear, a range of fitted units with solid wood worktops, integral electric oven with halogen hob, dishwasher and space for large free standing fridge freezer. Next to the kitchen there is a utility room with a sink, worktop, a storage cupboard and separate w.c. There is also a door to the outside.

A staircase leads to the first-floor landing where there are three double bedrooms with the main bedroom being of an exceptional proportion with windows to both the front and rear aspects, an en-suite shower room with a shower cubical, wash handbasin, w.c. and window to the side. The other two bedrooms are double in proportion and there is a family bathroom with a panel bath, w.c wash basin and a window looking out to the front.

Outside

The garage building measures approximately **4.84m x 4.961m** of timber and brick construction with a concrete floor. One part of the building is as a carport and second part as secure garden storage. The garden reaches to the south and is of exceptional proportion mainly laid to lawn and gently sloping down towards the house with steps leading down to a patio and terrace area. To the front there are delightful views to the countryside beyond and a beech hedge follows the front boundary.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys Council Band "F"

Services

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

Directions

From Hay-on-Wye proceed in a south-westerly direction towards Brecon on the B4350 continuing into the village of Glasbury-on-Wye. In Glasbury-on-Wye turn right adjacent to the petrol station, continue over the bridge, continue around the corner on the A438 where the road straightens out and take the next turning left signed posted to Fynnon Gynydd and Maesyronnen Chapel. Continue up this hill for approximately 1.4 miles where the entrance to the property will be found 3rd driveway on the left hand side as indicated by the agents For Sale board.

What3words ref: towers.corporate.keeps

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







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

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

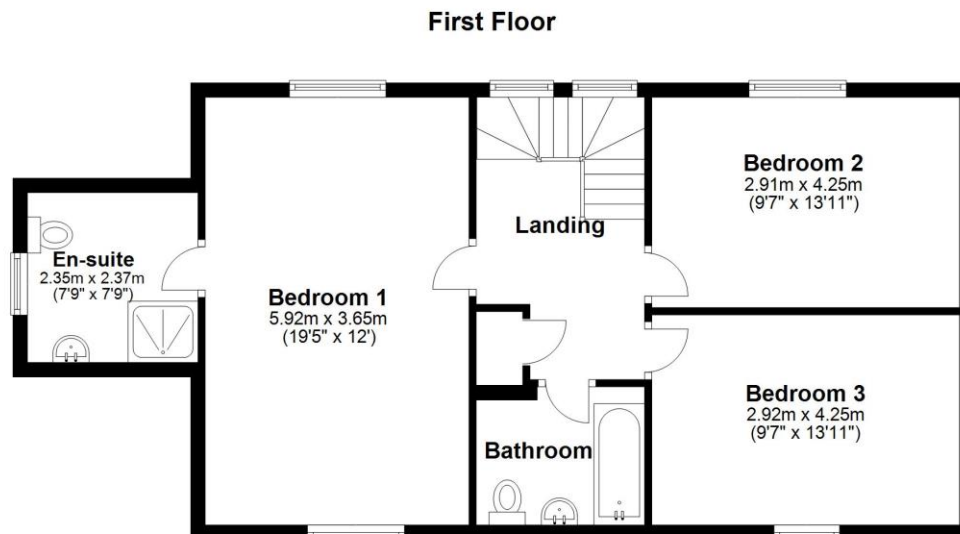
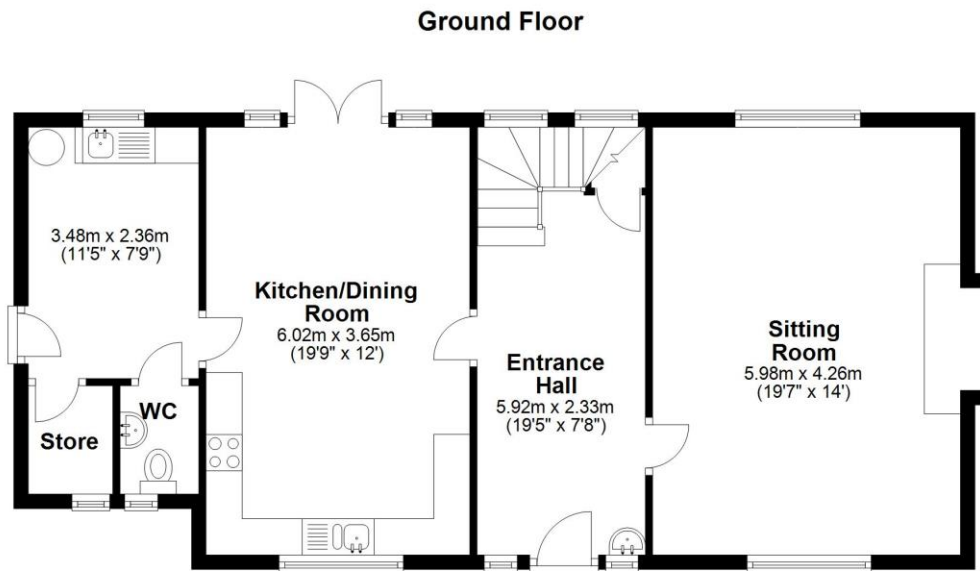
Office opening hours:

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Out of hours contact:

Harry Aldrich-Blake 07717 41075

www.sunderlands.co.uk



Total area: approx. 142.5 sq. metres (1533.6 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.