



Cae Bedw, Brilley, Whitney-on-Wye, Hfds, HR3 6JH







**Cae Bedw  
Brilley  
Whitney-on-Wye  
Herefordshire  
HR3 6JH**

- A substantial detached house
- Found in a beautiful rural location with far-reaching views
- Set in approximately 2.85 acres including paddocks
- With the benefit of a barn with planning permission
- Found close to Hay-on-Wye

**Kington 5 miles  
Hay-on-Wye 7 miles  
Hereford 19 miles**

## Description

Cae Bedw is an extensive and substantial property found in a stunning rural location with far-reaching views over the surrounding countryside where on a clear day one can see as far as Shropshire, Herefordshire, Gloucestershire & Worcestershire as well as the Black Mountains and Brecon Beacons.

Set in approximately 2.85 acres, the property also has the benefit of a barn with planning permission for conversion.

## Location

Cae Bedw is found close to Brilley which has its own village hall and an active community. The village of Whitney-on-Wye is approximately 3½ miles away with services including a church, public house, nursery school, post office and a petrol station/convenience store.

The nearest primary education is found in the village of Clyro, just 5½ miles away with a secondary education and a more extensive range of services and facilities found in the popular market town of Kington approximately 5 miles away.

The delightful market town of Hay-on-Wye, famous for its annual Literary Festival held in the Spring is found 7 miles away. The town offers an excellent range of services and facilities including two dental surgeries, a medical practice, cinema, chemist, library, post office and a primary school.

There is a wealth of second-hand bookshops, antique shops, public houses, cafes and restaurants and an excellent diverse market which operates every Thursday.

The local area, found within the Brecon Beacons National Park and alongside the River Wye, is one of outstanding beauty, offering a wide range of leisure and recreational activities.

## Accommodation

Entering the property from the south-east into a large sunroom/atrium with a tiled floor, underfloor heating and painted interior stone walls. Immediately to the right is a dining room which leads through into the kitchen.

The kitchen is a generous space with a range of fitted units, an electric aga, tiled floor, exposed beams and two windows overlooking the front of the property.

A doorway leads to a utility area which houses the oil-fired boiler and has plumbing for a washing machine, further storage cupboards, a Belfast sink, a door leading to the porch and a further door connecting to the swimming pool.

From the kitchen, a set of double doors give access to an inner hallway where there is a cloakroom with a wash-hand basin and w.c. and a set of steps leading up to the sitting room.





The sitting room, which is in the original part of the cottage, has windows into the sunroom and windows overlooking the front of the property making it a wonderfully light space. The room retains a wealth of character and beams.

From the other side of the sitting room a second inner hallway provides access to the study with a range of fitted furniture and a window to the front.

The drawing room, which is another light and airy space, is of exceptional proportion and features an open fireplace, oak flooring and exposed beams. There are windows to the side and two sets of French doors, one leading out to the garden and another leading back to the atrium.

A staircase in the sitting room, which has understairs storage, leads to the first-floor landing and gives access to all five bedrooms and the family bathroom.

The main bedroom is of exceptional size with characterful wooden flooring, exposed beams and a set of double doors leading out onto a balcony which truly makes the most of the stunning and far-reaching views. The main bedroom also has the benefit of ensuite facilities with a shower, w.c. and wash-hand basin.

There are a further four bedrooms, three of which are considered double in proportions. All four bedrooms have windows taking full advantage of the

incredible views. Bedroom two also has the benefit of an ensuite shower room.

The landing which offers additional storage cupboards provides access to the family bathroom which features a panel bath, wash-hand basin and a close-coupled w.c.



## The Swimming Pool

The pool room, which can be accessed from the house through the utility room or directly from the garden via a set of sliding doors, measures 10.72m x 6.28m and is equipped with a heated pool with a bubble cover. There is also a separate changing area with a w.c, shower and storage cupboard.

Buyers are made aware that the heating and filtration system have not been serviced recently and therefore cannot guarantee its suitability for the pool's current use.



## Outside

The property is approached via a country lane into a generous parking and driveway area.

The garden, which can be accessed via a pergola and a pathway leading alongside the house, offers expansive lawns which are interspersed with shrubs, trees and floral borders and extend to the south-

east enjoying the most delightful panoramic views.

Below the house there is a summer house with a main reception room, a shower room and kitchen area. The studio has potential for a variety of uses.

## Planning Permission

To one side of the driveway there is a large steel portal frame barn with planning permission for conversion into a residential dwelling.

The planning application which was granted under Herefordshire County Council Application Number 213849, is to provide three bed accommodation.

The barn has an outlook over its own land towards the Brecon Beacons and Wye Valley along with a paddock of level pasture and a vegetable garden with a polytunnel and a greenhouse.



## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

Herefordshire County Council Band "G".

## Services

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

## Directions

Please follow these directions as satellite navigation systems do lead to another property.

From Hay-on-Wye take the B4351 passing over the River Wye and continue to Clyro. In Clyro turn right onto the A438 towards Hereford. Continue through Bronydd and Rhydspence and just before Whitney Toll Bridge turn left (signposted Brilley).

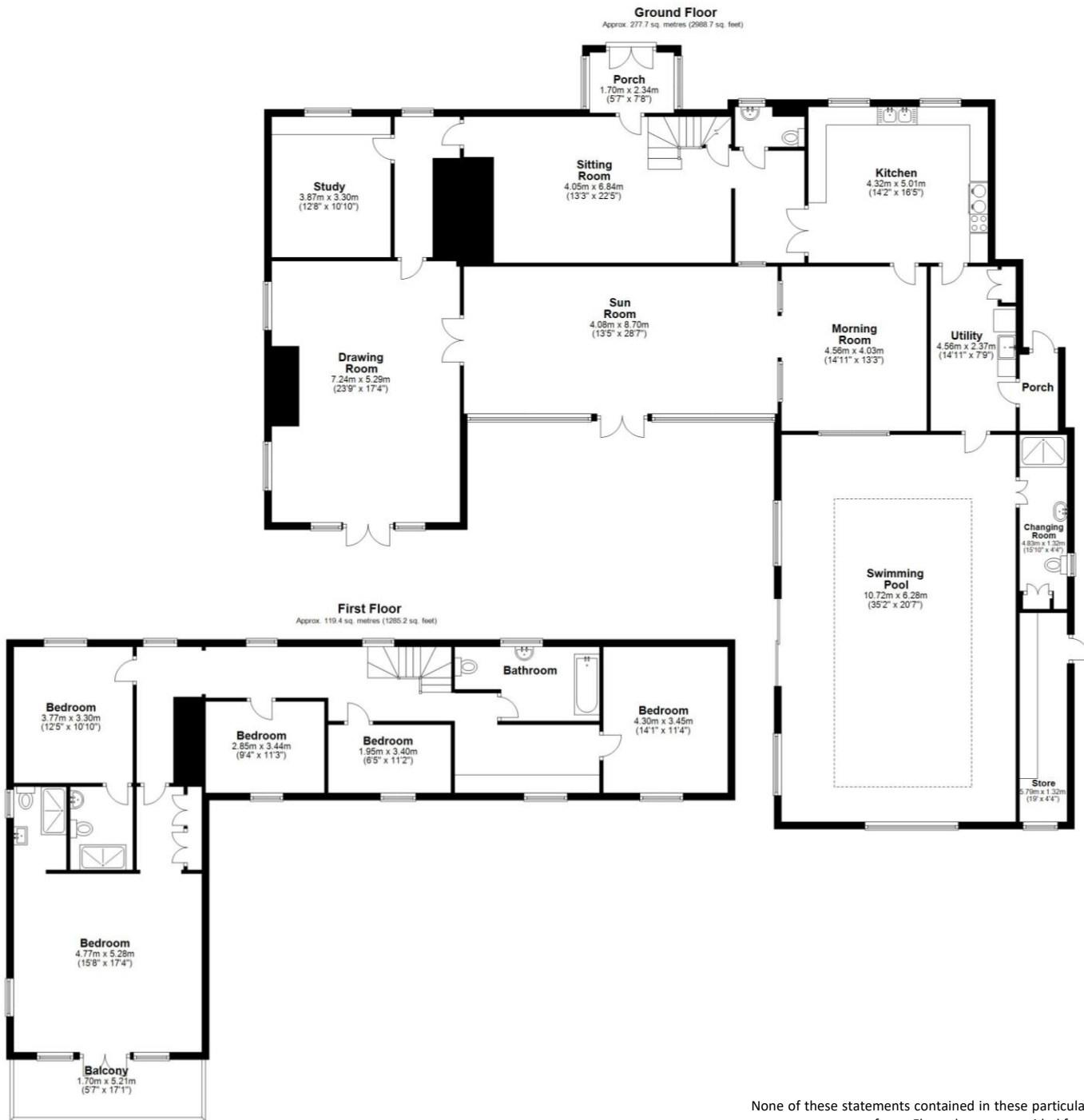
Proceed up the hill to the crossroads (adjacent to a farmyard) and carry straight on continuing along the lane for 1.8 miles where the entrance will be found on the left-hand side as indicated by the agents For Sale board.

What3words //running.unravel.besotted









Total area: approx. 397.1 sq. metres (4274.0 sq. feet)

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

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

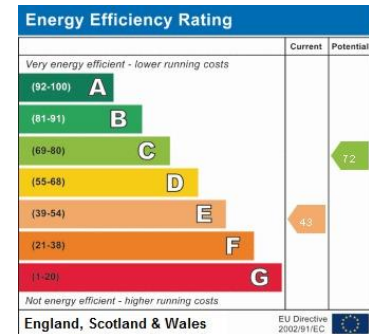
3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

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)



rightmove  
find your happy

Zoopa.co.uk  
Smarter property search



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.



