



Yellowjack, Gladestry Kington, Herefordshire, HR5 3NT



Sunderlands
Residential Rural Commercial



Yellowjack
Gladestry
Kington
Herefordshire
HR5 3NT

- A delightful Border Oak house
- Found in a beautiful and picturesque setting in the heart of the Radnorshire countryside
- Extensive accommodation including a self-contained annexe
- Underfloor heating throughout using an Air Source Heatpump
- Popular rural village location close to Kington and Hay-on-Wye

Kington 5.8 miles
Hay-on-Wye 11 miles
Hereford 27.5 miles

Description

Yellowjack is a charming Border Oak House built in approximately 2014 and found in the heart of a popular village amidst the beautiful Radnorshire countryside.

The property offers extensive three bed accommodation along with a self-contained annexe and has the benefit of air-source central heating and pretty gardens.

Situation

Gladestry is a delightful borders village found just 5.8 miles from Kington and 10 miles from Hay-on-Wye

Facilities in the village include a popular public house, primary school and a church with a more extensive range of services found in Kington and Hay-on-Wye.

Hay-on-Wye is a popular market town located within the Brecon Beacons National Park and known world-wide as the "town of books".

The town offers a selection of independent shops, public houses, cafes and restaurants and is famous for its literary festival held annually in May.

The towns' location within the Brecon Beacons and close to the Black Mountains provides opportunities for a wide range of recreational activities.

The nearest rail links can be found in the cathedral city of Hereford.

Accommodation

The property is entered via the covered porch into a hallway with a tiled floor and a cloakroom with wash-hand basin and a w.c.

To the left is the sitting room with an engineered wood floor, square bay window to the front, exposed beams and a cupboard which houses the integral speaker system. There is also a brick fireplace with an oak lintel, slate hearth and a Clearview stove.

An opening at the rear of the sitting room leads through to the dining room which features a fully vaulted ceiling with exposed beams, a full-length window to the rear and a window to the side which makes this a wonderfully light and airy space. There is also a set of double doors which lead out to the garden and two shelving units either side of the main window.

The kitchen is well equipped with a wide range of fitted wall and base units, Silestone work surfaces and a central island which houses two Hotpoint fridge drawers, a prep sink, further storage and power points. Integral appliances include a five-ring gas hob, a double eye-level electric oven and a drainer sink. There is also a tiled floor, window to the front a set of double doors to the rear.

A sliding door leads into the utility room with a window to the rear, door to the back garden, worksurfaces, kitchen units, plumbing for a washing machine and space for a tumble dryer and a large fridge-freezer. There is also a plant

cupboard which contains shelving and houses the hot water system.

Leading through from the utility room is a door into the annexe which can also be accessed directly from the outside.

From the main hallway, a staircase leads to the first-floor galleried landing which looks out over the dining room, giving access to all three bedrooms and the family bathroom.

The main bedroom has a fully vaulted ceiling with exposed beams, a dormer window to the front, free-standing bath with a tiled floor surround and a separate wash-hand basin. There are also two built-in wardrobes with full length sliding mirror doors.

The two further bedrooms are considered double in proportion and have a full-length built-in wardrobe and a window.

The shower room features a fully tiled floor, window to the front, an inset wash-hand basin, an enclosed cistern w.c and a beautifully curved shower screen to the walk-in shower with a rainfall showerhead.





The Annex

The annexe has an open-plan layout which features a living area with an engineered oak floor, gas fireplace, a window to the rear, and two sets of double doors (one leading to the front garden and one to the rear).

The kitchen area has two windows, fitted units with Silestone work surfaces, a stainless-steel sink and integral appliances including a two-ring gas hob, a Smeg coffee machine, a combination oven and a dishwasher (both by NEFF).

From the kitchen there is an open tread staircase to the first-floor bedroom which features dormer and Velux windows, two full length wardrobes and low-level cupboard storage.

To one end of the bedroom there is a bathroom with Velux and dormer windows, a free-standing bath, wash-hand basin, enclosed cistern w.c and an exceptional glazed walk-in shower area with a waterfall shower head and seating.



Outside

From the village lane opposite the church a five-bar gate leads into the generous gravel driveway with ample parking and turning space for several vehicles.

There is timber framed Border Oak double garage featuring two sets of wooden doors, fluorescent lighting, power points, an EV charging point and an outside staircase leading to the studio.

There is also a log store and a large garden shed/workshop located behind the garage.

A path leads from the driveway to the front of the property where there is a patio area to one side and main front garden which is laid to level lawn and interspersed with a wide range of trees and shrubs with rustic palisades and an abundance of climbing shrubs and roses.

A gateway leads to the rear garden which is also laid to level lawn with a pond and a pergola.

A path leads to a wood-frame greenhouse with a compost area beyond.

It is noted there is a cupboard for the gas bottles and adjacent to the back door is the air-source heat pump unit.

There is also an abundance of external power points and outside taps to the front and rear.



Tenure

Freehold with vacant possession upon completion.

Council Tax Band

House – County Powys Council Band "E"
Annexe – Powys County Council Band "B"

Services

We are advised that the property is connected to mains electricity, mains water and private drainage with an air-source heat pump central heating system providing underfloor heating throughout the property. Please note the services and service installations have not been tested.

Directions

From Hay-on-Wye take the B4351 in a north-westerly direction crossing the river Wye and continue to Clyro.

In Clyro turn right and take the 2nd turning left and immediately right signposted to Newchurch.

Continue on this road, continuing up the hill and down the other side and upon reaching the T-junction with the triangle on the right, turn right signposted to Newchurch.

Continue to Newchurch itself and proceed through the village and continue to Gladestry. Upon entering Gladestry, turn left at the small green triangle and carry on past the church before turning left where the property will be found on the right-hand side.

What3words // snowstorm.enough.villa

Viewing and Contact Details

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

Contact tel: 01497 822522

Email: hay@sunderlands.co.uk

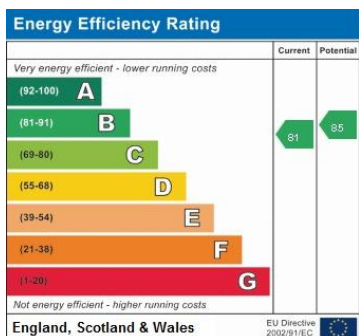
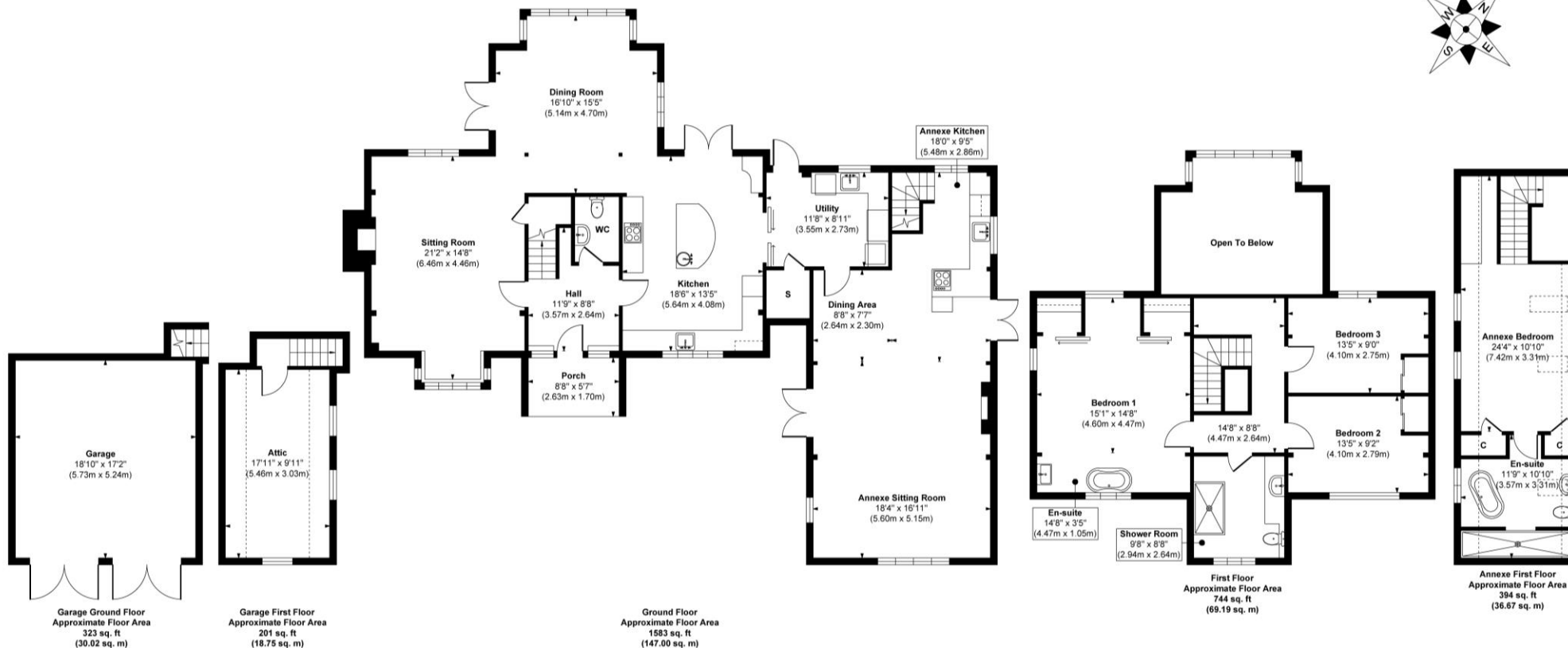
Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757





Approx. Gross Internal Floor Area
Main House = 2721 sq. ft / 252.86 sq. m
Garage = 524 sq. ft / 48.77 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

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

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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.