



Lower Barn, Glasbury-on-Wye, Herefordshire, HR3 5NZ







**Lower Barn  
Glasbury-on-Wye  
Herefordshire  
HR3 5NZ**

Summary of features:-

- A stunning detached barn conversion
- Elevated position with commanding views over the Wye Valley and Black Mountains
- Set in approximately 3 acres
- Beautifully presented and versatile accommodation

**Hay-on-Wye 6 miles  
Brecon 13 miles  
Hereford 27 miles**

## Description

Lower Barn is a stunning barn conversion set in approximately 3 acres of delightful gardens and paddocks.

The property offers characterful and versatile accommodation finished to an exacting standard providing high quality three bed accommodation. The property boasts exposed oak beams throughout and takes full advantage of the natural light and stunning views over the Wye Valley and Brecon Beacons beyond.

This beautiful house offers a wonderful opportunity for anyone seeking a home in a tranquil location yet close to services and facilities.

## Situation

The property is located in the Wye Valley in the popular rural village of Glasbury-on-Wye. The village offers a range of services including a filling station, general store, a cafe, the renowned Foyles Hotel and restaurant, a church and a public house. Further facilities can be found in nearby Hay-on-Wye which is known for its annual literary festival.

Facilities and services in the town include individual boutique shops, cafes, restaurants, public houses, a medical practice, two dentist surgeries, a library, post office and primary school.

The Brecon Beacons National Park is found close by providing a wide range of recreational activities and the River Wye offers fishing, canoeing and beautiful scenery.

A more extensive range of services including rail links can be found further afield in the cathedral city of Hereford.

## The Accommodation

The property is entered into the entrance hall where there are two useful cupboards. The hall is a light and airy space which is open to the vaulted landing ceiling.

Next to the hallway there is a downstairs study with a window and a downstairs bedroom with en-suite shower room and a window to the front.

A doorway on the right-hand side of the hallway leads to the sitting room featuring an oak floor, windows to the side, a fireplace with wood burning stove and double doors leading to the garden room.

The garden room is delightful with windows looking out over the stunning views and double doors which open to the garden.

From the sitting room, a door leads through to the open-plan kitchen / dining area. This is a breath-taking space with high vaulted ceilings, exposed oak beams, tiled flooring, windows to two aspects and double doors leading out to a sun terrace. The kitchen is well equipped with high quality units, integral microwave and dishwasher, a gas-fired oven and hob, 1½ bowl sink and ample worktop space.

A further door leads to the utility room which can also be used as a rear hallway and includes a sink, storage cupboards, downstairs cloakroom and cupboards containing the equipment for the ground source heating.











From the entrance hall, a staircase leads to the first-floor landing and provides access to two further en-suite bedrooms. The main bedroom is of an exceptional proportion with built-in wardrobes and windows overlooking the surrounding countryside.

The en-suite is light and airy and features a roll-top bath, a separate shower cubicle, a wash-hand basin, w.c and Velux window. The second bedroom is cleverly partitioned to provide a study / play area with built-in wardrobes. An opening leads to the bedroom area with a further door giving access to the second en-suite which has a w.c, shower cubicle and wash-hand basin. Overall, the accommodation is exceptionally characterful using many of the barns natural features including the retained exposed beams.





## Outside

The property is approached from the country lane where immediately before the cattlegrid, the paddock will be found on the left-hand side. The paddock is of south-easterly orientation, has a range of oak trees and is stock fenced.

Continuing up the tarmac driveway, there is a large gravel parking area and a double garage on the left-hand side.

The garage has a central partition, power, lighting and a doorway with each partitioned area measuring approximately 6.05m x 4.45m. To the side there is a staircase giving access to the first-floor studio area with a vaulted ceiling, window to the front and a separate w.c.

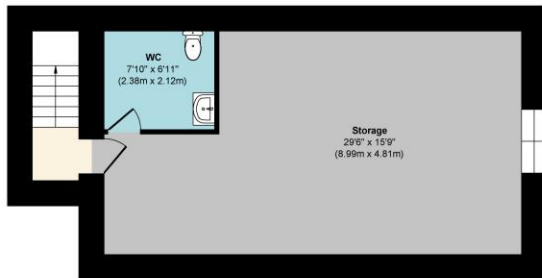
The gardens are truly delightful with well stocked floral and herbaceous borders, interspersed trees, shrubs and carefully manicured lawns and simply burst with colour over the summer months having been carefully established by the current owner.

There is also a productive vegetable garden, greenhouse and a potting shed.

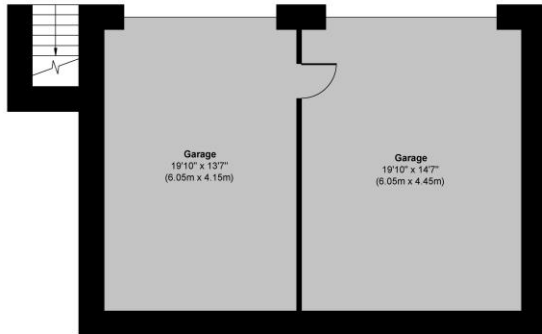




# Lower Barn, Glasbury on Wye HR3 5NZ



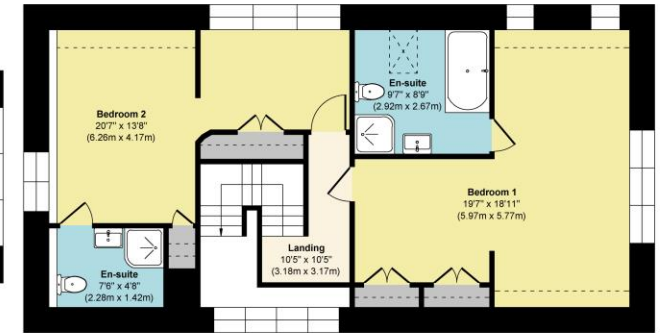
Garage First Floor  
Approximate Floor Area  
465 sq. ft  
(43.24 sq. m)



Garage Ground Floor  
Approximate Floor Area  
585 sq. ft  
(54.42 sq. m)



Ground Floor  
Approximate Floor Area  
1723 sq. ft  
(160.10 sq. m)



First Floor  
Approximate Floor Area  
884 sq. ft  
(74.74 sq. m)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Approx. Gross Internal Floor Area**  
**Main House = 2527 sq. ft / 234.84 sq. m**  
**Garage = 1050 sq. ft / 97.66 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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## Services

We are advised that the property is connected to mains water, mains electricity, private drainage and ground source 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 in a south-westerly direction along the B4350 towards Brecon. Continue into the village of Glasbury and then turn right by the petrol station. Continue over the bridge and then take the first left-hand turn and proceed through the village on the B4350. Upon entering Cwmbach, noting the church and phonebox on the right-hand side, take the second turning on the right (signposted Ciltwrch). Proceed up hill for just over 0.4 miles and the entrance to the property will be found on the left-hand side.

What3words Ref – cactus.scare.clutches

## 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







Lower Barn

Track

0m 20m 40m 60m

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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.

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