



Wyelands, Glasbury-on-Wye, Herefordshire. HR3 5NN



**Sunderlands**

Residential Rural Commercial



**Wyelands**  
**Glasbury-on-Wye**  
**Herefordshire**  
**HR3 5NN**

Summary of features

- An attractive and modern four bed detached house
- Private and well-maintained garden
- Popular village location
- Located in a quiet area in this attractive village in the Wye Valley

**Hay-on-Wye 4 miles**  
**Brecon 12 miles**  
**Abergavenny 22 miles**

**Description**

Wyelands is an attractive modern house situated in the popular village of Glasbury in the heart of the Wye Valley.

The house offers generous four-bedroom accommodation with a large conservatory looking over the exceptional garden.

**Location**

The property is found in Glasbury-on-Wye, a popular but quiet rural village close to Hay-on-Wye. Services include a church, a filling station with general store, a public house and a restaurant.

Further facilities can be found in nearby market town of Hay-on-Wye which is a popular tourist destination known for its annual literary festival.

Facilities and services in the town include independent boutique shops, cafés, restaurants, public houses, a medical practice, two dental surgeries, a library, post office and primary school. There is also a bustling outdoor market held every Thursday.

The Brecon Beacons National Park is found close by providing a wide range of recreational activities such as walking, cycling and horse riding. The River Wye also offers opportunities for fishing and canoeing and taking in the beautiful scenery.

**Accommodation**

Entered through the porch with a sliding door into a hallway, the kitchen / diner is found on the right-hand side with a view to the front over the garden and driveway from the bay window.

The kitchen is well equipped with fitted wall and base units and ample worktop space. There is also an integral electric oven and microwave, an electric hob, a sink, space for a tall fridge freezer, and a window looking over the rear garden.

At the end of the hallway, a door leads into a useful utility area and downstairs WC with a further door giving access to the rear garden.

The sitting room is of generous proportion and features a square bay window to the front, a wood burning stove and wood flooring.

A set of double doors lead to the large conservatory which is a light and airy space overlooking the exceptional rear garden.

A staircase in the hallway provides access to the first floor where there are three double bedrooms, two of which have fitted wardrobes, and one single bedroom.

There is also a family bathroom with a panel bath, separate shower cubicle, w.c and wash basin.



## Outside

Approaching from the village road into the driveway there is parking for several vehicles and a level lawn with a central border and interspersed shrubs.

A panel gate leads to the rear with a paved terrace and a stunning level garden of exceptional proportion with interspersed shrubs, raised borders and seating areas.

The garden is private and backs onto woodland at the rear. In the garden there is also a large shed with power and lighting.



## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

Powys County Council Band "E"

## Services

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

## Directions

From Hay-on-Wye proceed out of the town in a south-westerly direction signposted towards Brecon on the B4350. Continue into the village of Glasbury turning right by the filling station proceeding over the river taking the second left hand turn into Glasbury village and the house is on the right hand side as indicated by the agents sale board.

What3words Reference –

[//tentacles.lace.peach](https://www.what3words.com/?w3w=tentacles.lace.peach)

## 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

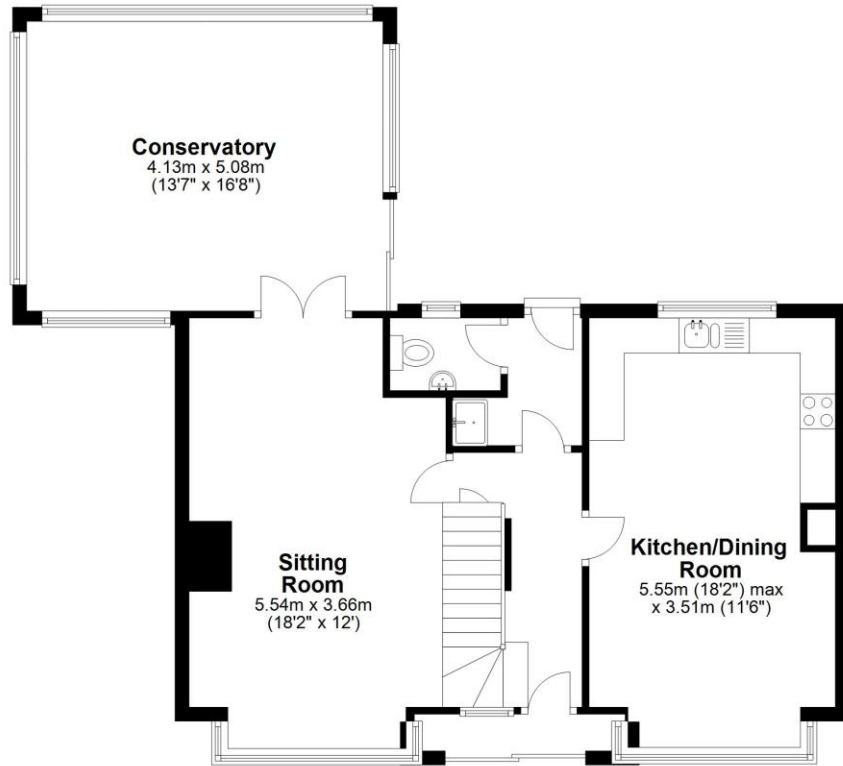
Out of hours contact:

Harry Aldrich-Blake 07717 410757



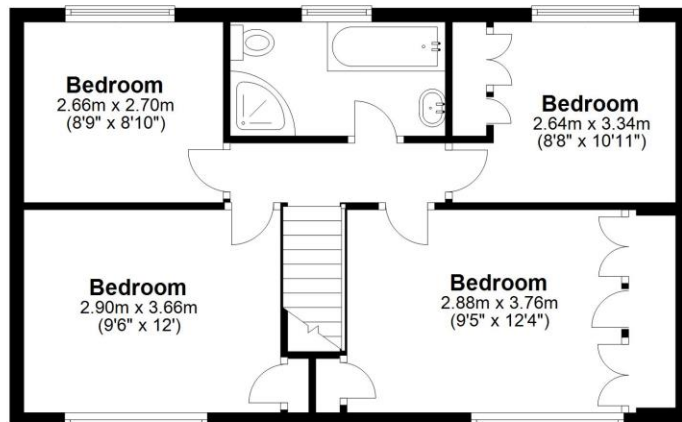
### Ground Floor

Approx. 75.6 sq. metres (813.9 sq. feet)



### First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



Total area: approx. 128.0 sq. metres (1377.9 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

#### 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   
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Smarter property search



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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.