



6 Glasbury Court, Glasbury, Hereford, Hfds, HR3 5LP





**Wyefield Barn  
6 Glasbury Court  
Glasbury-on-Wye  
Hereford  
Herefordshire  
HR3 5LP**

Summary of features:-

- An excellent mid-terrace barn conversion
- Found in a popular Wye Valley village
- Three bed accommodation and large attic with staircase
- Parking and gardens
- Guide Price £290,000

**Hay-on-Wye 4 miles  
Brecon 11 miles  
Hereford 25 miles**

## Description

Wyefield Barn, No 6 Glasbury Court, is a delightful barn conversion with accommodation consisting of three bedrooms (1 ensuite), a sitting room and kitchen. There is also a large attic with skylights and a staircase.

## Situation

The property is found on the edge of the village of Glasbury-on-Wye being close to the renowned book town of Hay-on-Wye and is found in the heart of the Wye Valley. Glasbury-on-Wye has a church, the well-established Foyles Hotel and Restaurant and a petrol station which also acts as the village general store and post office. The Harp Inn public house in the village also serves food.

An excellent range of services and facilities can be found in Hay-on-Wye, which is world renowned for The Hay Literary Festival, held annually in the Spring. The town has a doctors' surgery, primary school, cinema, dentists, library, a post office, an excellent range of independent boutiques, shops, cafés, restaurants and public houses.

## The Accommodation

Entrance to the property is through the front door into a hallway with space for hanging coats on the left-hand side and a corridor leading to the kitchen. A utility cupboard contains a washing machine and a tumble dryer.

The sitting room is characterful with exposed beams and stonework, two slit windows to one side and a feature fireplace.

The kitchen is excellently equipped with ample worksurface, a Belfast sink, plumbing for a dishwasher, an electric oven and hob and space for a tall fridge-freezer. In the kitchen there is a door into the boiler cupboard with further storage space and a door to the courtyard garden.

On the first floor there are three bedrooms, two of which are considered double in proportion and bedroom three is a single. The main bedroom has an ensuite shower room with a wash-hand basin and w.c. There are connecting doors between bedrooms two and three which provides cupboard space for both, although both bedrooms do have their own independent access. The family bathroom is also on the first floor landing with a panel bath, wash-hand basin, close-coupled w.c. and a slit window. On the landing an airing cupboard can be found.

A second staircase leads to the second floor which offers an excellent carpeted storage space which has two skylights.

Overall, the property offers comfortable three bed accommodation which is presented to an excellent standard.

## Outside

The property is approached along the main development roadway with three parking spaces to the front and a further allocated space to the rear of the property accessed either from the kitchen door via a walkway or from the front of the house. There is a small courtyard garden laid to gravel and a flowerbed with wood panel fencing.

## Services

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

## Council Tax Band

Powys County Council Band "E".

## Tenure

Freehold with vacant possession upon completion.

## Directions

From Hay-on-Wye take the B4350 in a south-westerly direction towards Brecon. Continue to the village of Glasbury taking the right turn by the petrol station onto the A438. Proceed over the bridge and then take the first left-hand turn onto the B4350 signposted to Boughrood. Follow this road for about ½ mile where Glasbury Court will be found on the left-hand side.

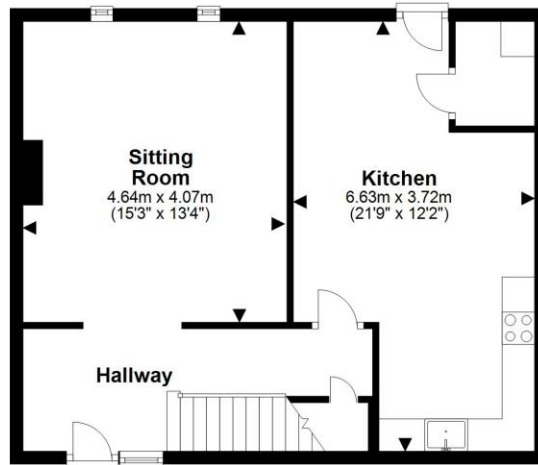
What3words Reference –  
magpie.kilowatt.padding

## 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



### 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

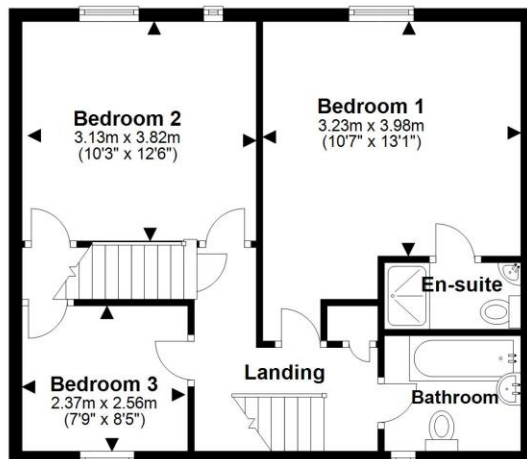
Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161

Email: hereford@sunderlands.co.uk

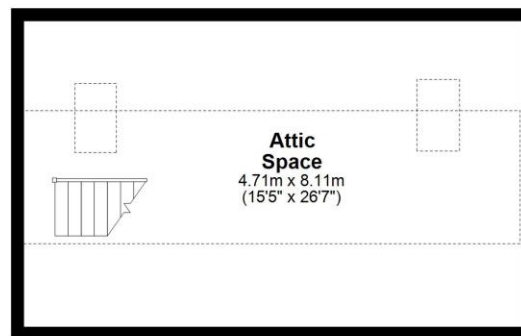
[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



### First Floor

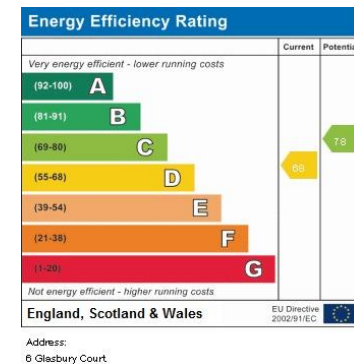


### Second Floor



Total area: approx. 140.7 sq. metres (1515.0 sq. feet)

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



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.