



Silvaplana, Glasbury-on-Wye, Herefordshire, HR3 5NZ



**Sunderlands**

Residential Rural Commercial



**Silvaplana**  
**Glasbury-on-Wye**  
**Herefordshire**  
**HR3 5NZ**

Summary of features

- A detached, modern house
- Set in a commanding position with beautiful views
- Located in the heart of the Wye Valley
- Extensive and versatile accommodation with pleasant gardens, parking and garaging
- Guide Price £435,000

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

**Description**

Silvaplana is a versatile house set in a commanding position overlooking the Wye Valley and the Black Mountains beyond. The property offers extensive five-bed accommodation in an upside-down configuration.

**Location**

The property is found on the edge Glasbury-on-Wye, a popular but quiet rural village close to Hay-on-Wye. Services include a church, filling station with general store, 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**

The property is entered via a covered porch into the hallway. Immediately to the left is a downstairs cloakroom and a

door to the right opens into the open plan living / dining room.

This is a delightfully light and spacious room with a bay window to the front and double doors with an outlook towards the stunning views. There are two further windows to the side in the dining area and a stone fireplace with a wood-burning stove.

From the dining area a door leads into the kitchen which is equipped with a wide range of fitted units and worktops, a ceramic butler style sink and a window to the side. There is also space for a free-standing cooker and a door leading to the rear of the property.

From the kitchen a further door loops back into the hallway where there is also a double bedroom with a window to the front and an en-suite shower with wash-hand basin and w.c.

A staircase leads down to the lower floor and provides access to four bedrooms, a family bathroom, boiler room and substantial storeroom with limited head height on the left-hand side which also contains the fuse box.

Two of the downstairs bedrooms are of excellent proportion and have windows to two aspects with one bedroom having a wash-hand basin. The other bedrooms both have a window to the outside and one also has a wash-hand basin.

The family bathroom features a panel bath, close-coupled w.c, wash-hand basin and a storage cupboard.

The useful boiler room has folding steps where the oil-fired boiler and hot water cylinder are located.

## Outside

The property is approached via a country lane into a parking and driveway area. The driveway leads to the garage (6.24m x 4.71m) which is of concrete block construction with tiled roof to match the main house.

There is an electric up and over door, side pedestrian door, a window to the side, power and lighting.

The gardens are terraced and offer a wide range of well stocked floral and herbaceous borders with paths winding around the garden to the lower boundary and all the way up to the rear of the plot and the garage.

There is also a wide range of trees providing shelter and beautiful views from the top terrace adjacent to the house.

## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

Powys County Council Band "F"

## Services

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

## Directions

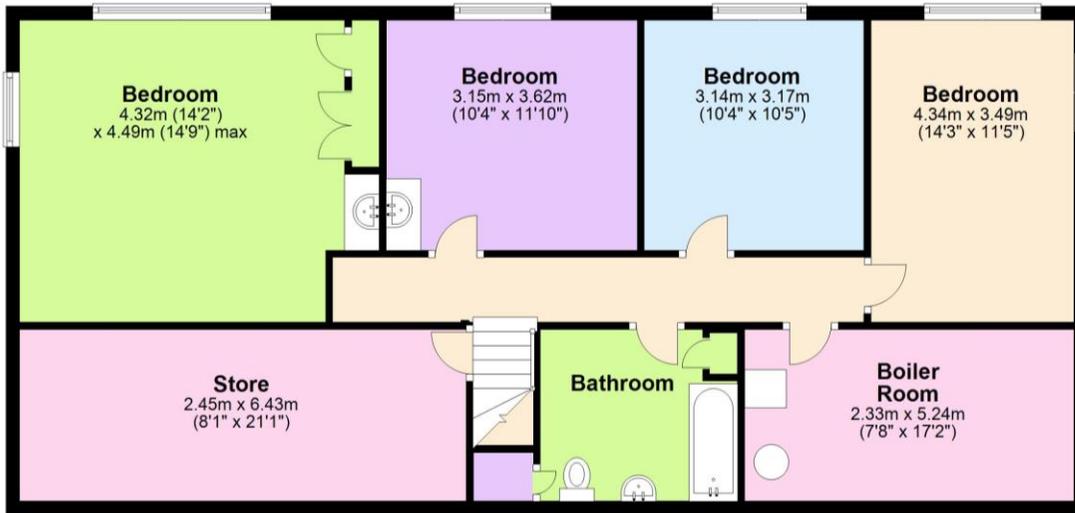
From Hay-on-Wye proceed out of the town in a south-westerly direction signposted

towards Brecon on the B4350. Continue into the village of Glasbury turning right by the filling station proceeding over the river and take the first turning left into the village. Proceed through Glasbury and on into Cwmbach then take the second right-hand turn, just past the Church, up the no-through road. Continue uphill where the property will be found on the right-hand side as indicated by the name plate on the driveway.

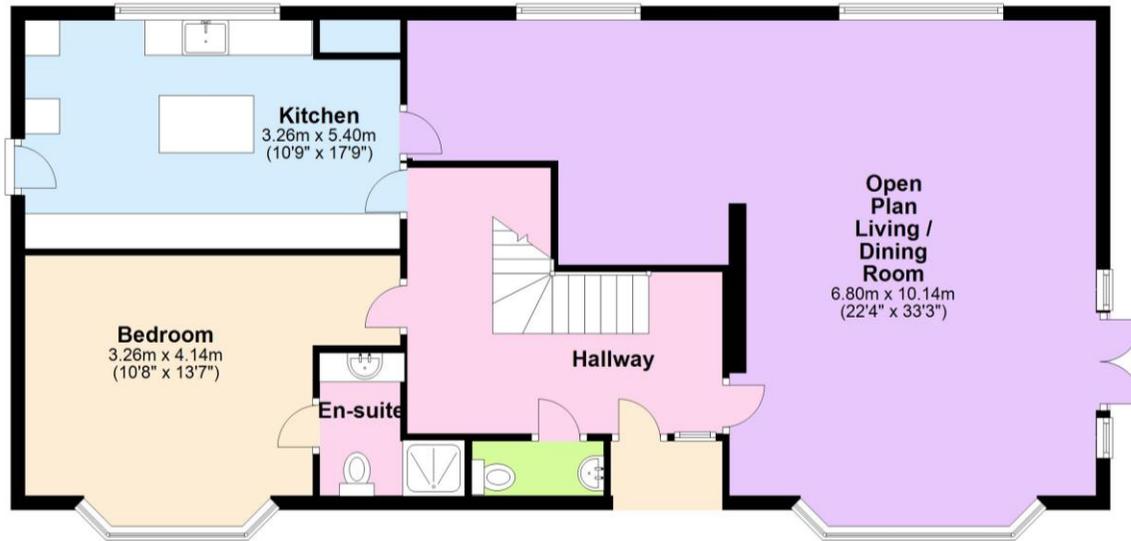
What3words - //spellings.spoil.freed



### Basement



### Ground Floor



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)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.