



Pen Bryn Y Rhydd Cottage, Llowes, Hereford. HR3 5JE



Sunderlands
Residential Rural Commercial



Pen Bryn Y Rhydd Cottage
Llowes
Hereford
Herefordshire
HR3 5JE

Summary of features:

- A delightful rural property found close to the market town of Hay-on-Wye
- Extensive accommodation
- Set in generous ground with panoramic views of The Black Mountains

Hay-on-Wye 3 miles
Brecon 14 miles
Hereford 21 miles

Description

Pen Bryn Y Rhydd Cottage is a delightful property found just above the village of Llowes close to the ever-popular town of Hay-on-Wye. The property sits in a commanding position with panoramic views of the Brecon Beacons. The property offers extensive and versatile accommodation with a ground floor bedroom suite, two reception rooms, kitchen, utility, separate boot room & downstairs w.c.

Location

The property is found just above the village of Llowes just off Bryn Y Rhydd Common. Llowes is a rural village found just a few miles from Hay-on-Wye which as a town offers an excellent range of services and facilities including a doctors surgery, dental surgery, post office, supermarket and a wide range of independent shops and boutiques. Hay-on-Wye is famous for the Hay Literary festival and being situated in the beautiful Wye Valley. Hay-on-Wye is situated within the Brecon Beacons National Park with a wide range of recreation and stunning scenery. Further afield the market town of Brecon offers a wide range of services and facilities with the nearest train station being found in Hereford some 21 miles away. The nearest motorway connections are found at Worcester for the M5, Ross -on-Wye M50 and Newport for the M4.

Accommodation

From the front door there is an entrance hall with a staircase to the first-floor landing, understairs cupboard and a door into a cloakroom with w.c., wash handbasin and window to the front. A door leads into the dining room and sitting room which is separated by cruck timber frame with both rooms having natural wooden floors. The dining room has a set of double doors opening out onto the patio and the stunning views beyond. The sitting room has further windows and a door out to the side garden.

Moving into the kitchen there is an excellent range of work surfaces, drawer and cupboard storage, an electric hob and a sink and a door leading through into the second kitchen with a window to the front, work surface area and cupboard storage as well as an eye level double oven. A further door leads to the utility room with a "Belfast" style sink, work surfaces, cupboard storage, window to the front and a door to the outside.

Just off the kitchen is the second reception room with a beamed ceiling, stone fireplace with a "Clearview" wood burner, bread oven and windows to the side. A doorway leads through into a downstairs bedroom suite, where there is cupboard storage in the interconnecting area. The bedroom is generously proportioned with windows to the side, built in wardrobes and an ensuite shower room with a corner shower unit, w.c., wash handbasin and window to the side.

From the second reception room a staircase leads to the first-floor landing giving access to three double bedrooms, one of which is currently used as an office and there is a shower room. From the entrance hall a further staircase leads to the first-floor landing where immediately there is a bathroom with a corner bath, w.c., wash handbasin and window. There are two further bedrooms, one of which has built in cupboards and the other double bedroom is an excellent proportion.

Outside

The property is approached from the common through a wooden 5-part gate into a sweeping driveway, flanked by lawns on either side which leads to the

parking area.

There are three main outbuildings, firstly a timber constructed garden shed measuring 4.77m x 3.30m with concrete base. Secondly, a garage measuring 6.60m x 6m with a pair of double doors, internal steel frame which is timber clad set on a concrete base with power and lighting. The third outbuilding (5.37m x 4.25m) is of an internal concrete structure which is timber clad with double doors to the front, concrete base, power and lighting. An internal partition to this building contains the cold water storage tank as well as the filtration system. To the rear of the buildings there is a further access way leading to the brick paved area immediately to the rear of the house.

The garden opens out to the southerly aspect with a very gently sloping lawn leading to the south with breath taking panoramic views over Wye Valley towards the Brecon Beacons. Immediately to the front of the house there are various floral and herbaceous borders and to one side there are soft fruit cages and to the right of the driveway an orchard area. It is also understood that Pen Bryn Y Rhydd also owns the area between the house and the highway leading over the common.

Tenure

Freehold with vacant possession upon completion.





Council Tax Band

Powys Council Band "F".

Services

We are informed 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 take the B4351 in a north westerly direction to Clyro. In Clyro, take the A438 towards Brecon and continue to Llowes. Take the first right turn into the village and proceed uphill out of the village taking the first turning left (uphill). Continue on this lane and the driveway to the property is first on the left, there is a nameplate on the gate which must remain closed.

What3words reference –
///arise.successor.immunity

Viewing and Contact Details

All viewings must be arranged through the selling agents Sunderlands.
Contact tel: 01497 822522
Office opening hours:
Mon-Fri 9.00-5.00pm.
Out of hours contact:
Harry Aldrich-Blake 07717 410757



Ground Floor



First 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

Out of hours contact: Harry Aldrich-Blake
07717 410757

Hereford Branch

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www.sunderlands.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.