



Lower Barn House, Three Cocks, Brecon, Powys, LD3 0SL



Sunderlands
Residential Rural Commercial



Lower Barn House
Three Cocks
Brecon
Powys
LD3 0SL

Summary of features:-

- A detached three-bedroom house
- Beautifully presented, generous accommodation
- Excellent village location, close to amenities
- Set in pleasant gardens with a generous driveway
- Guide Price £295,000

Hay-on-Wye 4.5 miles
Brecon 12 miles
Abergavenny 21 miles

Description

Lower Barn House is a delightful, detached house offering three-bed accommodation found in a pleasant rural position. The grounds are of good proportions with ample off-road parking and a two-tiered lawned garden.

Situation

Three Cocks is a small village located equidistance between the popular market towns of Hay on Wye and Brecon. Facilities in the village include two public houses, a secondary school and a garden centre. Further facilities such as supermarkets, a leisure centre complex, theatre and a cinema can be found in Brecon about 12 miles away.

The world-famous book town of Hay-on-Wye is approximately 4.5 miles away offering an excellent range of independent boutique shops with a variety of public houses, hotels and small restaurants, along with a medical practice, two dental surgeries and library.

The surrounding landscapes are well known for their outstanding natural beauty. The Wye Valley and Brecon Beacons National Park, encompassing the Black Mountains, provide an ideal place to get away from it all, along with a wide range of outdoor activities.

The Accommodation

To the front of the property there is a porch leading into the front hallway. A door to the left leads to the sitting room which runs the full depth of the house and

features a window to the front, double doors to the rear garden and a feature fireplace.

To the right of the hallway is the kitchen/diner which is generously proportioned with a window to the front and rear, a good range of fitted units along with a gas hob, electric oven and plumbing for a washing machine.

Beyond the kitchen is a rear porch with a separate downstairs WC, wash-hand basin and an understairs cupboard.

From the hallway, a staircase leads to the first-floor landing giving access to all three bedrooms and the family bathroom.

All three bedrooms are considered double in proportion with the main bedroom having an L-shaped configuration and two windows to the front.

The family bathroom is well equipped with a w.c., panel bath with a shower over and wash-hand basin.

Outside

The property is approached through a gated entrance into a parking area at the front where there is a timber workshop (2.72m x 3.75m) with power and lighting to the side.

A paved pathway on both sides of the property leads to the fully enclosed rear garden which features a patio area, raised level lawn and a separate vegetable garden. There is also a garden shed and an outside tap with a ceramic basin.

Council Tax Band

Powys County Council "E".

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and oil-fired central heating (the boiler was replaced in 2022).

Please note the services or service installations have not been tested.

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye, head in a westerly direction towards Brecon on the B3450 continuing through Glasbury-on-Wye until you reach Three Cocks.

Turn into the car park alongside The Old Barn restaurant, where the property will be found on the right-hand side.

What3words -

[///workflow.episodes.zest](https://www.what3words.com////workflow.episodes.zest)

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

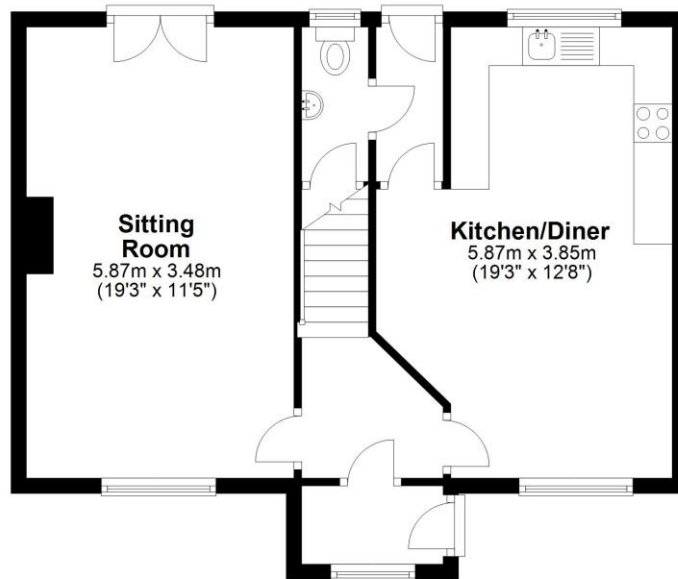
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

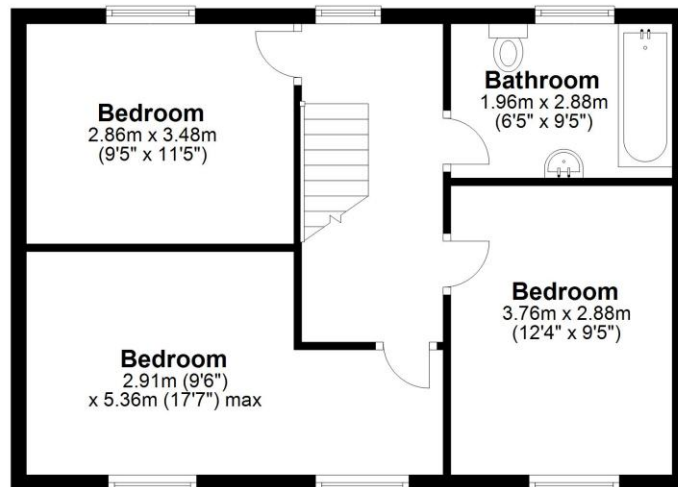
Harry Aldrich-Blake 07717 410757



Ground Floor



First Floor



Total area: approx. 100.3 sq. metres (1079.9 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

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



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.