



Gwern-Hwyaid, Boughrood, Brecon, Powys, LD3 0BZ



Sunderlands
Residential Rural Commercial



Gwern-Hwyaid
Boughrood
Brecon
Powys
LD3 0BZ

Summary of features:-

- A charming and characterful farmhouse
- Set in generous gardens
- Found in a beautiful rural location above the Wye Valley
- Generously proportioned and well-presented accommodation
- Photovoltaic solar panels with feed-in tariff

Hay-on-Wye 8½ miles
Brecon 11 miles
Builth Wells 13 miles

Description

Gwern-Hwyaid is a delightful and characterful farmhouse set in generous grounds of approximately 0.7 acres. The property offers generously proportioned accommodation including five bedrooms (1 en-suite) and an exceptionally large kitchen/diner. There is also separate workshop and outbuildings.

Situation

The property is located just above the village of Boughrood. The villages of Boughrood and Llyswen straddle the River Wye with the A470 passing through the village of Llyswen. The local facilities offered between the villages comprise a petrol station, a primary school, village stores, village hall, two public houses and two churches.

Overall, this is a thriving community with lots of recreational activities. The market towns of Brecon and Hay-on-Wye are both approximately a twenty-minute drive away, both of which offer a wide range of services and facilities.

Hay-on-Wye is a bustling market town being very popular with tourists and is renowned as the "town of books" for its wealth of second-hand book shops as well as other individual boutiques, shops, restaurants, cafés and range of public houses and is known the world over for its annual literary festival held in the Spring each year.

The Black Mountains provide excellent walking and riding opportunities whilst the Offa's Dyke is a popular route for walkers.

The nearest railway station is located at Abergavenny, which is 23 miles and the nearest motorway link to the M4 can be found at Newport (42 miles). Hereford station is approximately 50-minute drive away.

The Accommodation

Entering the property through the front door into the hallway, immediately to the right there is a sitting room with exposed beams, a window to the front and double doors to the rear. There is a characterful stone fireplace with a Clearview woodburning stove.

From the hallway there is a study/studio which could also be a playroom, with a window overlooking the garden and a further doorway into the light and airy kitchen/diner with space for a substantial dining table, a wide range of base and wall mounted units, solid wood worktops, windows to two aspects, exposed beams and a former range fireplace with space for a large range cooker.

A door in the kitchen leads to a rear boot room with a further door giving access to the garden and a downstairs utility room with base mounted units, a sink and space for the oil-fired boiler.

A staircase from the hallway gives access to all five bedrooms with the master having the benefit of an en-suite shower room. There are three further double bedrooms, one single bedroom and a family bathroom with a panel bath with shower over, w.c, wash-hand basin, two towel rails and a window to the rear.



Outside

To the front of the property there is parking and a driveway leading to the side. There is also a separate access into the garden which is mainly laid to level lawn with interspersed trees and shrubs, a patio barbeque area and a summer house (2.92m x 3.53m) with two windows and a set of double doors.

A further outbuilding with both power and lighting comprises a studio (3.56m x 6.13m), a garden store (3.05m x 2.49m) and a workshop (3.28m x 6.13m).

In front of the main building there is a large vegetable garden with a range of raised beds, a polytunnel, a greenhouse and four trained apple trees.

Overall, this is a genuine lifestyle property found in a most beautiful location.

Services

We are advised that the property is connected to mains water, mains electricity, private drainage and oil-fired central heating. The property benefits from PV Solar panels with a feed-in tariff. Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council Band "F".

Tenure

Freehold with vacant possession upon completion.



Directions

Please follow these directions as satellite navigation systems do lead to another property.

From Hay-on-Wye take the B4350 towards Brecon. Continue to Glasbury-on-Wye and then continue on the A438, signposted towards Brecon. Passing through Three Cocks take the right-hand turn, signposted to "Builth Wells" on the A4079 and continue to the roundabout. Take the second exit which is signposted to "Builth Wells" and continue into the village of Llyswen. Proceed through Llyswen and adjacent to The Bridge Inn public house turn right and continue over the bridge staying on this village road through Boughrood. Continue up the hill and turn left where the road bears sharp right. Continue along this lane taking the right hand turn signposted to "Cornhill". Proceed along this road for 1.2 miles where the property will be found on the right-hand side.

What3words –

///radically.darts.motivations.

Viewing and Contact Details

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

Contact tel: 01497 822522

Office opening hours:

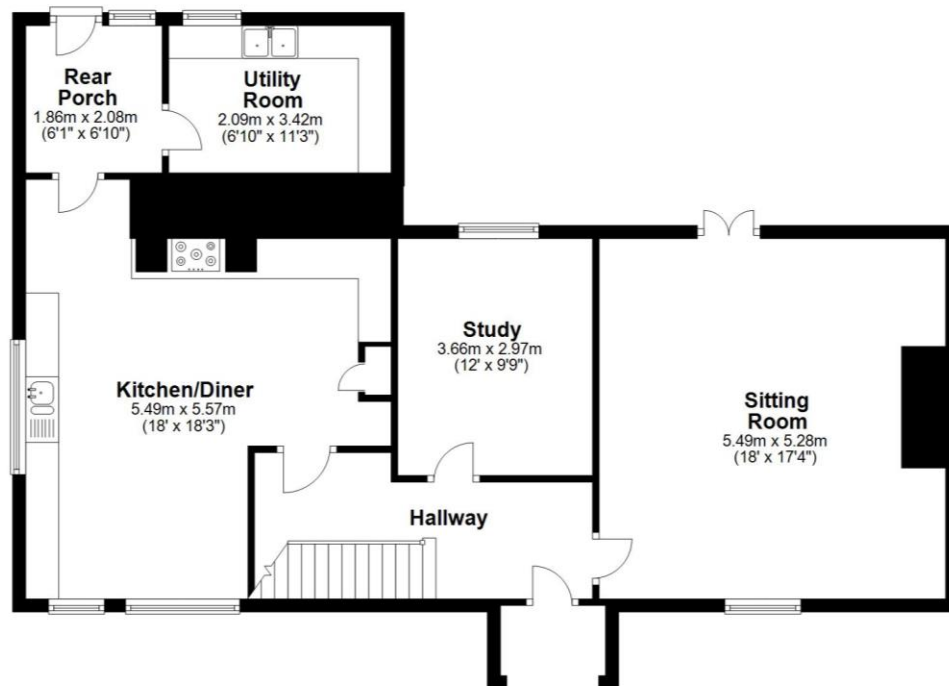
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

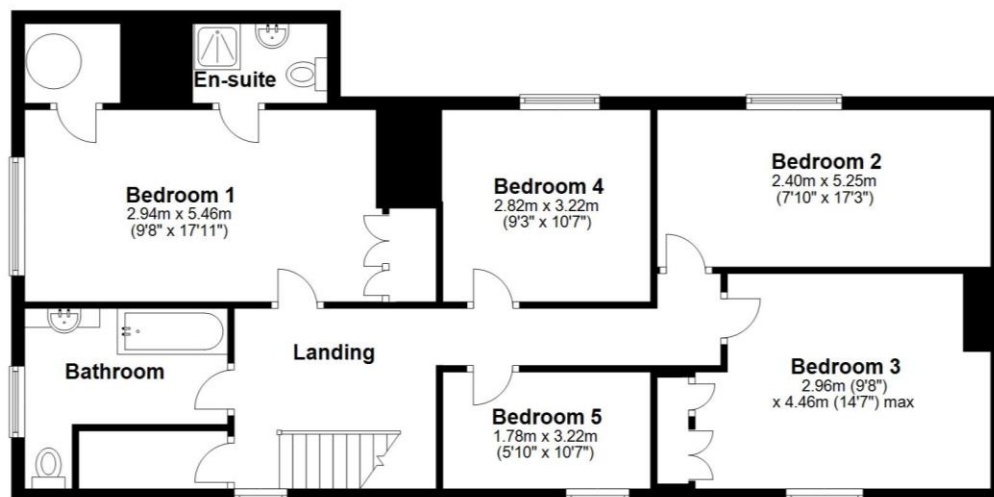
Harry Aldrich-Blake 07717 410757



Ground Floor



First Floor



Total area: approx. 182.2 sq. metres (1961.3 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		86
69-80 C		
55-68 D		
39-54 E	46	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.