



Barneys Orchard, Llowes, Hay-on-Wye, Hfds, HR3 5JU



**Sunderlands**  
Residential Rural Commercial





**Barneys Orchard  
Llowes  
Hay-on-Wye  
Herefordshire  
HR3 5JU**

Summary of features

- A detached 4-bedroom house with stunning views
- Versatile accommodation with scope for further improvement
- Set in large gardens with a large garage
- Located close to Hay-on-Wye
- Air source heating & PV panels

**Hay-on-Wye 2.5 miles  
Brecon 17 miles  
Hereford 22 miles**

**Description**

Barneys Orchard is found between the villages of Clyro and Llowes located on a quiet country lane with stunning panoramic views of the Black Mountains. There is versatile four-bedroom accommodation in an upside down arrangement with 2 bedrooms on the ground floor and 2 bedrooms on the first floor. The property is set in delightful grounds with a separate vegetable garden and has the benefit of a large garage with side pedestrian entrance. Recent improvements have been made to increase the levels of wall insulation. Heating is provided by an air source heat pump and there are PV solar panels.

**Location**

The village of Clyro provides the main village services and is a short distance from Hay-on-Wye. Clyro offers a primary school, church and petrol filling station which also has a small convenience store. Hay offers an excellent range of services and facilities with the literary festival held in the town each year. Services include a range of independent boutique shops, cafes, public houses and bistros as well as dental surgeries, a medical centre and a small supermarket. A wider range of facilities and services can be found further afield in Brecon, Kington.

**Accommodation**

The property can be entered at the upper level through a porch that leads into the kitchen or from the ground level which leads into a utility room. The kitchen offers a range of fitted units, an electric oven and hob with a stainless steel sink to the side as well as fitted cupboards and surfaces.

A sliding door leads into the open plan living / dining room which is beautifully light and airy with another set of sliding door leading out onto a balcony with panoramic views of the Black Mountains. In the living room there is also a wood burning stove.

A set of sliding doors lead into a further inner hallway with access to 2 bedrooms, both of which have to the views and a shower room with airing cupboard which is accessed from the hallway.

From the living room there is a staircase leading to the ground floor where there are 2 double bedrooms, one of which has a set of double doors leading out under the balcony. From the next bedroom there is a conservatory with door opening out into the garden. Also on the ground floor there is a downstairs shower room with shower cubicle, close-coupled W.C and a wash hand basin. A doorway leads through into the downstairs utility room with plumbing for appliances and a stainless steel sink. Also located in the utility room is the hot water store and a door leads out into the garden.





## Outside

Leading in from the quiet country lane there is a tarmac driveway which leads down to a parking area with access into the large garage (5.5m x 4.37m). The garage features an up and over front door, power, lighting and a door to the side. The garden opens up with a lawn and interspersed trees with further raised borders found to the easterly side of the plot and the garden lead up, around and back to the front entrance. Overall, this is a delightful position in close proximity to country walks and delightful scenery.

## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

Powys Council Band "D"

## Services

Mains water and electricity, private drainage, an air source central heating system and PV panels.

## Directions

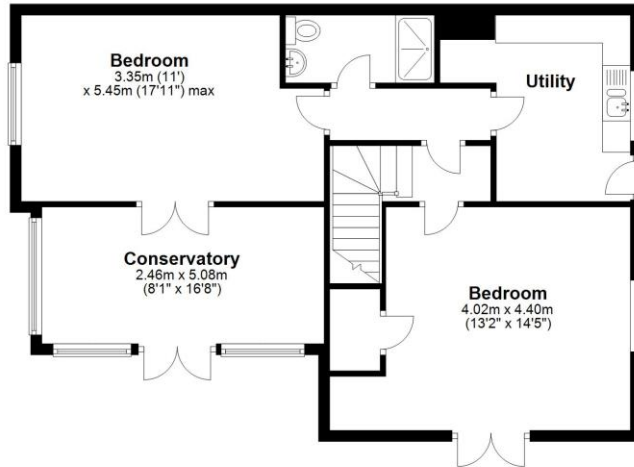
From Hay-on-Wye proceed over the River Wye on the B4351 towards Clyro village. On entering the village at the main junction with the A438 turn left towards Brecon and take the first turning right, as signposted to the primary school. From this junction proceed up hill and continue for 0.9 miles where the entrance will be found on the left hand side as indicated by the agents for sale board.







Lower Floor



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

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		92
81-91 <b>B</b>	88	
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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