



Chestnut Barn, Painscastle, Builth Wells, Powys, LD2 3JP



Sunderlands
Residential Rural Commercial



Chestnut Barn
Paincastle
Builth Wells
Powys
LD2 3JP

Summary of features:

- A delightful and characterful barn conversion
- Found in a stunning location with panoramic views
- Beautifully presented accommodation
- Found close to Hay-on-Wye

Hay-on-Wye 5 miles
Builth 14 miles
Hereford 23 miles

Description

Chestnut Barn is a detached barn conversion full of charm and character, taking full advantage of the stunning location and panoramic views of The Begwyns and surrounding countryside.

The property is set in delightful grounds with interspersed trees and a large pond as well as a very productive vegetable garden.

There are useful outbuildings and stables used for garden storage and a garage.

Location

The property is found close to Paincastle, which is a lively village with regular social events, a public house and a village hall and just a short drive from the popular market town of Hay-on-Wye.

Hay-on-Wye is renowned as the town of books and offers an excellent range of services and amenities including independent boutiques shops, a variety of public houses, hotels and small restaurants as well as medical practice, dental surgery, cinema and a library.

The town is also found at the foothills of the Black Mountains which provides a wide range of recreational activities.

Primary school education is found in the village of Clyro as well as in Hay and secondary education is provided by Gwernyfed High School at Three Cocks.

Accommodation

The property is entered through an oak front door into a light and airy hallway with part flagstone and part carpeted floor, an understairs storage cupboard and exposed beams.

The spacious open plan living area is split into two levels with exposed beams providing a delightful and bright space. The snug area which has previously been used as a dining room, provides space for a generous dining table and has windows to the front and rear. Steps lead down to the lower sitting room area with a set of double doors to the outside, a fireplace with a wood burning stove and windows to three aspects.

The kitchen has been recently refitted with a generous number of wall and base units, a central island and integral appliances including a double oven, fridge freezer and dishwasher. There is also space for a breakfast table and views over the rear garden.

A door from the kitchen leads to a utility room which houses the oil boiler and has a sink and plumbing and space for a washing machine and tumble dryer as well as a separate cloakroom/W.C.

A further door from the kitchen gives access to a study/studio enjoying the beautiful views.



On the first floor there are three double bedrooms, although previously the accommodation had four bedrooms. The main bedroom has fitted wardrobes and an en-suite shower room. The main bedroom also has a shower room as well as a balcony looking over the delightful views.



Outside

The property is approached via a sweeping driveway through a gated entrance onto the driveway leading to the front of the property. There is a generous parking and turning area with a double garage, three stables and further external storage and a gateway leading round to the rear garden.

The main garden extends to the southeast with a variety of interspersed trees and shrubs and a delightful pond attracting a wide range of wildlife and insects. The garden is generally south-facing and takes full advantage of the views over surrounding scenery.

To one side there is a productive vegetable garden with raised beds, garden storage and a building with a sliding roof which is currently used as an observatory. The garden also features a range of formal and ornamental areas including a box hedge and a pergola enjoying the delightful views.





Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys Council Band "G".

Services

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

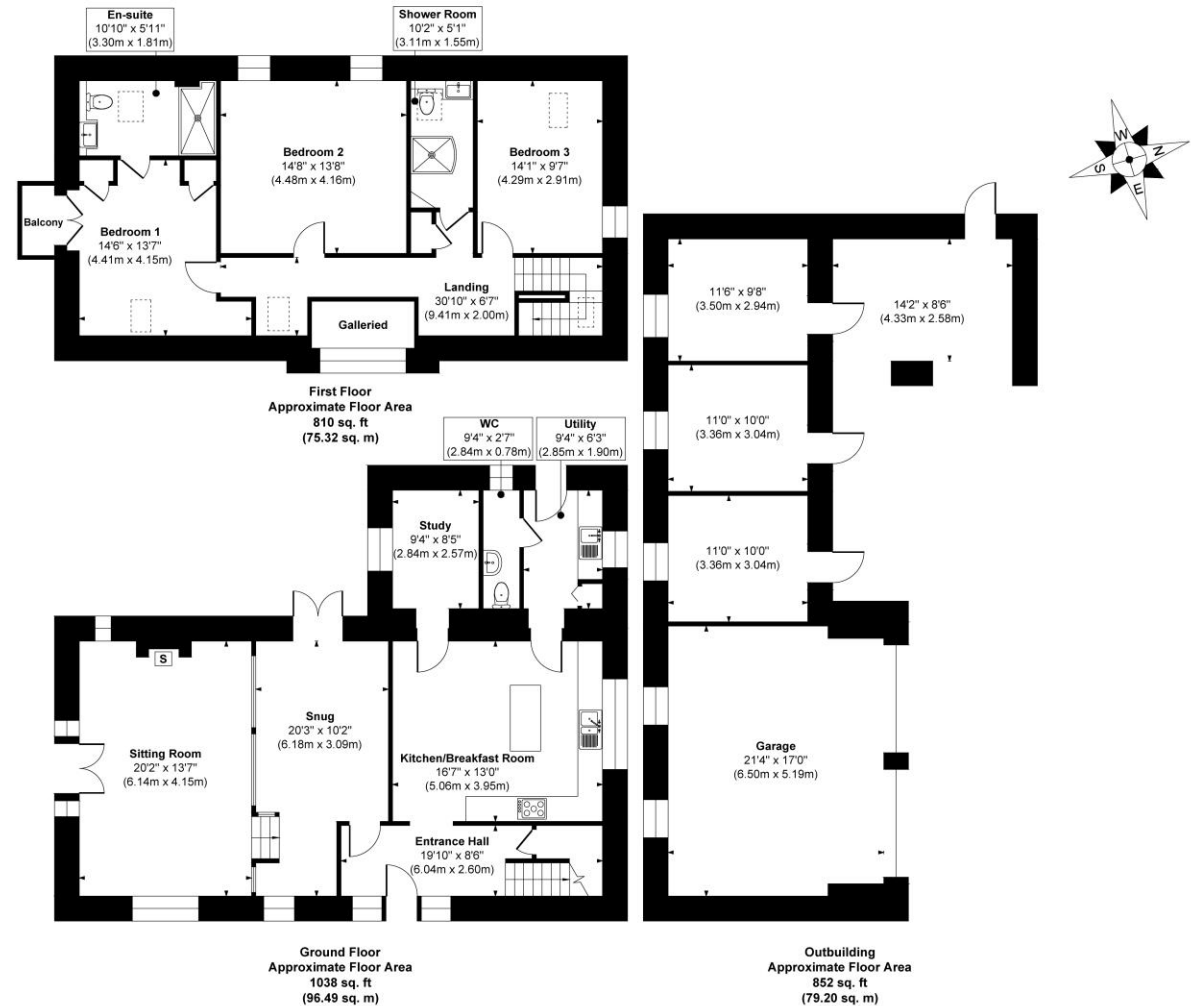
Directions

From Hay-on-Wye, take the B4351 in a northwesterly direction towards Clyro. In Clyro, turn immediately right onto the A438 and straight away turn left into the village. Proceed through the village and take the left-hand turn in front of the church (signposted Painscastle). Continue up the hill out of the village and take the first left-hand turn (signposted Painscastle). Follow the road all the way to Painscastle and on entering the village (at the top of the steep hill) turn right just before Castle Meadow. Follow this road for approximately 1 mile and take the next right-hand turn. Continue along this lane for approximately 100m where the entrance to the property will be seen straight ahead.

What3words Ref:

///hooks.sweetener.mixer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A	66	89
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		

Viewing by appointment through Sunderlands

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07717 410757



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