



Pool House, Ciltwrch, Glasbury, Hereford, HR3 5NZ



Pool House
Ciltwrch
Glasbury
Hereford
HR3 5NZ

Summary of features:

- A delightful stone house
- Found in a stunning and serene location
- Offering characterful and contemporary style
- Found close to Hay-on-Wye
- PV & hot water solar panels
- Chain free sale

Hay-on-Wye 6.5 miles
Brecon 14.5 miles
Hereford 26 miles

Description

Pool House is a charming and characterful property found on Ciltwrch common set amidst delightful and beautiful surroundings and enjoying excellent views over the Black Mountains.

The property has been extended by the current owner offering a delightfully light and airy kitchen and living area whilst retaining the cosy feel of the original house. The house also benefits from PV and hot water solar panels.

Location

The property is situated in the Wye Valley near the popular rural village of Glasbury-on-Wye.

The village offers a range of services including a filling station, general store, a cafe, the renowned Foyles Hotel and restaurant, a church and a public house. Further facilities can be found in nearby Hay-on-Wye which is known for its annual literary festival.

Facilities and services in the town include individual boutique shops, cafes, restaurants, public houses, medical practice, two dentist surgeries, a library, post office and primary school.

The Brecon Beacons National Park is found close providing a wide range of recreational activities and the River Wye offers fishing, canoeing and beautiful scenery. A more extensive range of services including rail links can be found further afield in Hereford.

Accommodation

A side entrance leads into the impressive kitchen, living and dining area which occupies the extension to the original house.

High, expansive windows flood the interior with natural light, creating a bright and airy atmosphere throughout and the cozy wood-burning stove and underfloor heating adds a touch of warmth and character.

There is ample space for a dining table with a fitted window seat and a wide range of fitted appliances including hob, cooker, dishwasher, fridge and freezer. There are also natural stone worktops and a wealth of exposed beams with ladder access to what could be a roof terrace.

Leading from the kitchen/ living area there is a central hallway with door to the garden, a study on the left-hand side and a door into the downstairs W.C. and wet room which is also used as a utility room. The marble floor tiles and underfloor heating continue through from kitchen to wet room.

To the front of the house is the original sitting room with a wealth of exposed beams, flagstones, fireplace with wood burning stove, and front patio doors.

The first-floor landing gives access to two double bedrooms and a bathroom with a W.C. panel bath and wash basin as well as an airing cupboard. On the second floor there is a bedroom suite with an ensuite shower room, cupboard storage and tall Velux windows, making it an exceptionally light and airy bedroom.



Outside

Entering the property via the gated entrance there is a garage (9.06m x 2.94m) which is of timber construction with a pedestrian side door, concrete floor, power and lighting.

To the front of the property there are well-stocked borders and next to the garage there is an ornamental pond and a path leading round to a pretty garden with a wide range of floral beds, well-stocked borders, a raised circular stone terrace, apple tree, and separate compost area. The oil tank is concealed at the end of the garage.

The property is well fenced with dry-stone walling to the side, hedgerows to the rear and black metal railings to the front.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys Council Band "E".

Services

We are advised that the property is connected to mains electricity, mains water, septic tank drainage with oil-fired central heating with partial underfloor heating. There are PV panels with a feed-in tariff up to 2032, and solar panels to heat the hot water.

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

Directions

From Hay-on-Wye, proceed in a south-westerly direction along the B4350 towards Brecon. Continue into the village of Glasbury and then turn right by the petrol station.

Continue over the bridge and then take the first left-hand turn and proceed through the village on the B4350. Upon entering Cwmbach, noting the church and phone box on the right-hand side, take the second turning on the right (signposted Ciltwrch).

Continue up onto the common and through the gate which if already shut please ensure the gate is closed and the property will be found on the first driveway on the right-hand side.

What3words Ref:

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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

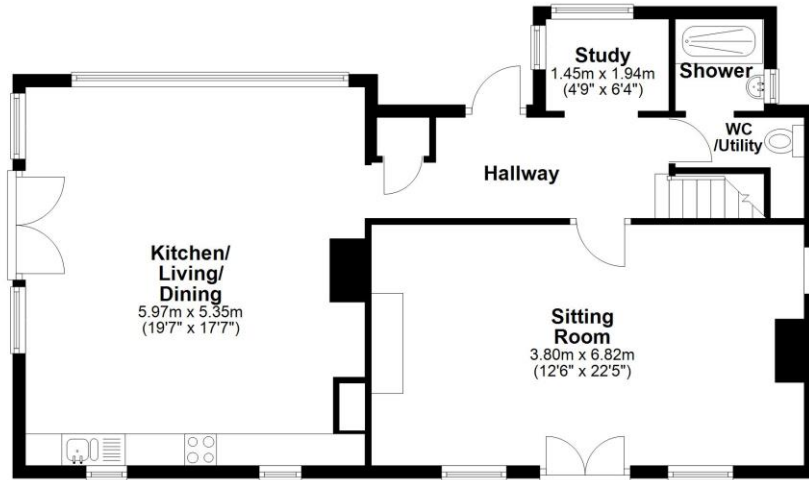
Out of hours contact:

Harry Aldrich-Blake 07717 410757

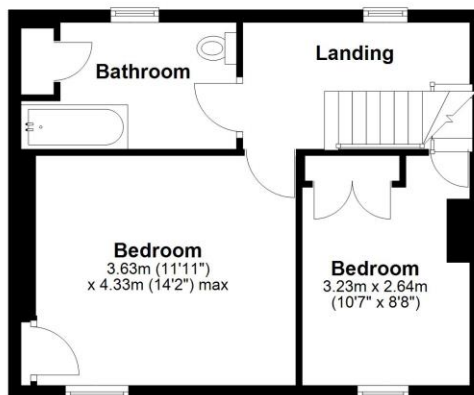




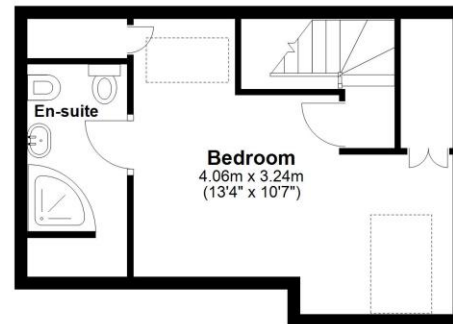
Ground Floor



First Floor



Second Floor



Total area: approx. 143.5 sq. metres (1545.1 sq. feet)

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

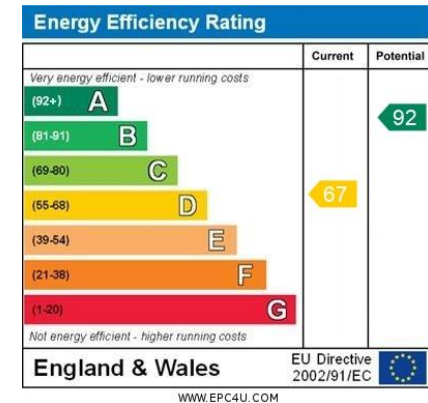
Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356161

Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk



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