



Waybrook House, Llanthomas Lane, Llanigon, HR3 5PU



Sunderlands
Residential Rural Commercial



Waybrook House
Llanthomas Lane
Llanigon
Hereford
HR3 5PU

Summary of features:-

- A superb recently built detached house
- Beautifully appointed throughout with stunning contemporary features
- Five double bedrooms and three en-suites
- Underfloor central heating (Ground Floor)
- Found close to Hay-on-Wye

Hay-on-Wye 2½ miles
Brecon 14 miles
Hereford 22½ miles

Description

Waybrook house is a recently complete property which has been finished to an impeccable standard throughout. The property offers stylish and generously appointed accommodation with an exceptional kitchen and open plan dining area leading through to the hallway and reception room beyond.

Particular attention has been paid to the fixtures and fittings as well as the staircase and large picture windows allowing light to flood through to property.

Situation

Llanigon is a popular village with a church and village hall.

The market town of Hay-on-Wye is found approximately 2½ miles away and is situated within the beautiful Wye Valley and within the Brecon Beacons National Park. The area is known for its picturesque scenery and offers extensive opportunities for outdoor recreational and leisure activities.

The town itself is renowned as the town of books and famous around the world as the home of Hay Literary Festival. Services include a wide range of independent shops, cafes, restaurants and public houses. There are two dental practices and a medical centre along with a primary school, post office and cinema.

The nearest rail links can be found in Hereford and Abergavenny with motorway access from Newport (M4) and Ross-on-Wye (M50/M5).

The Accommodation

The property is entered into the impressive front hallway with windows to the rear and a highly polished concrete floor. An archway leads into the sitting room which features a herringbone parquet floor, windows to the front and side and a fireplace with wood-burning stove.

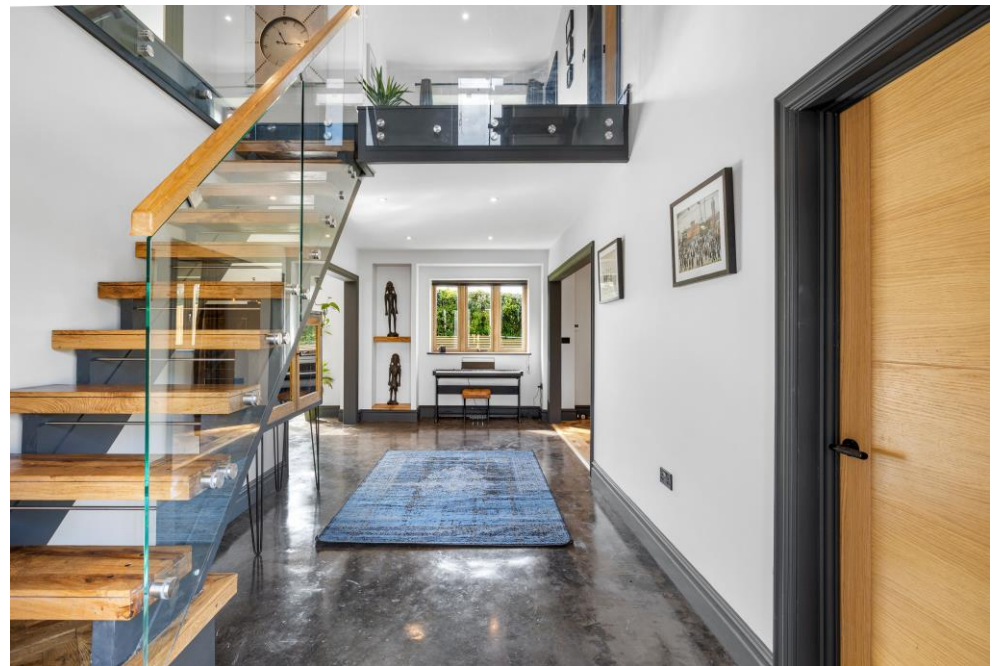
The kitchen/dining area is a particular statement with a polished concrete floor and bi-fold doors to the garden. The kitchen area boasts a wide range of fitted wall and base units, ample worksurfaces and appliances including a triple, smart connecting oven with a warming drawer and a smart connecting induction hob. There is also a built-in separate fridge and freezer, an integral dishwasher and an instant hot water tap.

Leading from the kitchen is the utility room with a door to the rear, plumbing for a washing machine, space for a tumble dryer, a sink, storage cupboards and windows to the side.

From the kitchen area there is also a separate W.C. with close-coupled W.C. and a wash-hand basin and direct access to the garage (5.40m x 3m) which has a window to the side.

Adjacent to the entrance door there is a study with windows overlooking the front driveway.

From the hallway a handmade oak staircase with a glass handrail leads to the light and open first-floor galleried landing with windows to the front and rear.



The main bedroom suite is of exceptional proportion with windows to the rear and an ensuite shower room with a generous shower cubical, wash-hand basin and W.C. There is also a dressing room fitted with open-fronted wardrobes, shelving and drawers.

Bedrooms two and three are both generous spaces with bedroom two having a large alcove for free-standing furniture and a window to the rear.

The main bathroom offers a deep, side-fill bath, push button W.C., a spacious walk-in shower cubical, a wash basin with a back lit mirror and a window to the side.

The oak staircase continues to the second-floor landing again a light a spacious area with two further double bedrooms, both with ensuite shower facilities.

Of particular note in this property are the bathroom fittings by Lusso which add to the exceptional quality of the house.



Outside

The property is approached from the village lane through a brick pillared entrance into a gravel parking and turning area with a close-boarded fence either side of the stone capped entrance.

The driveway leads to a garage with an electric up and over door.

The garden is mainly found to the rear of the property and laid to level lawn with a large southwest -facing patio and close horizontal boarded fencing.

Council Tax Band

Powys County Council Band E

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and LPG gas-fired central heating. Please note the services or service installations have not been tested.

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-On-Wye: Proceed on the B4350 towards Brecon and as you leave the outskirts take the left turn signposted Llanigon, proceed into the village and take the first right in the village, building plot can be found on the left-hand side.
What3Words – character.sweep.thudded

Viewing and Contact Details

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

Contact tel: 01497 822522

Office opening hours:

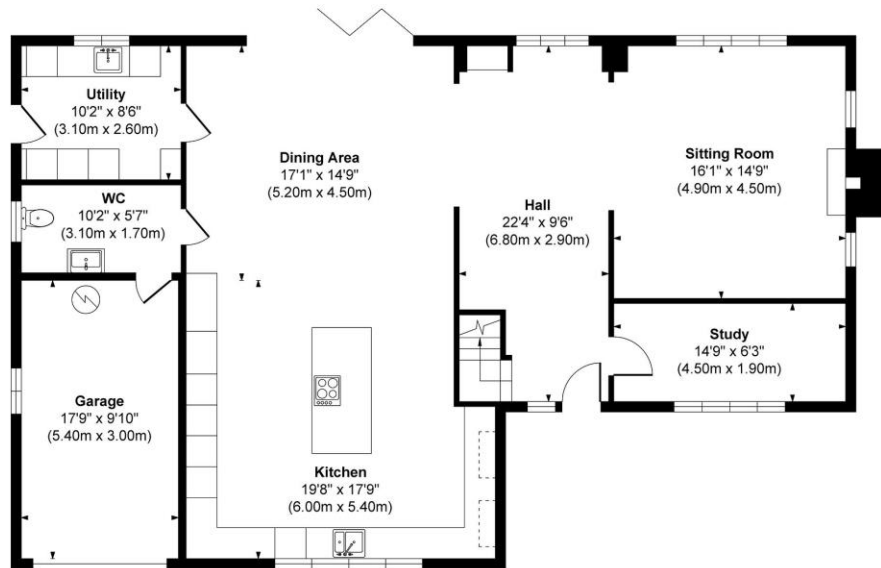
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

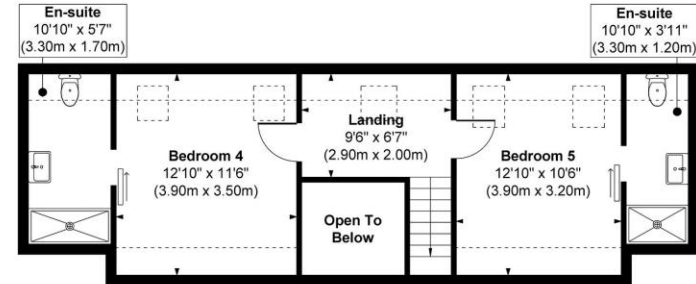
Harry Aldrich-Blake 07717 410757



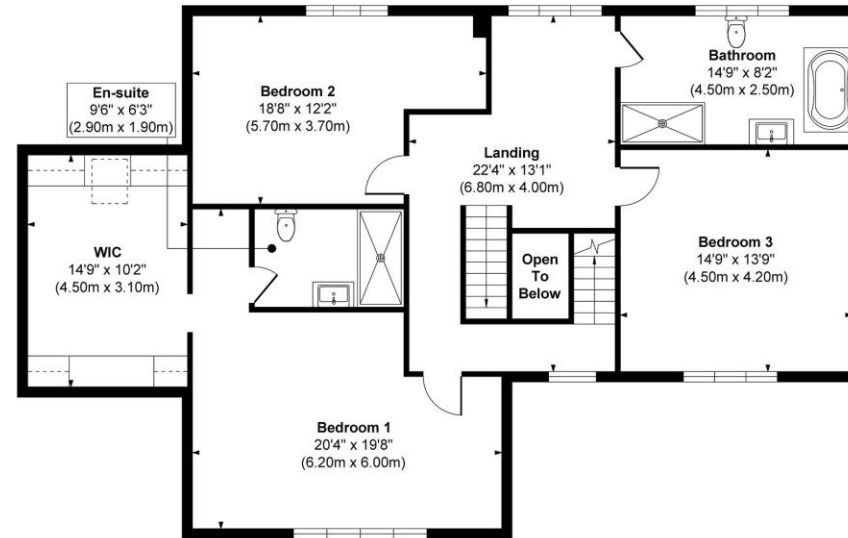
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Ground Floor
Approximate Floor Area
1496 sq. ft
(139.01 sq. m)



Second Floor
Approximate Floor Area
517 sq. ft
(48.12 sq. m)



First Floor
Approximate Floor Area
1302 sq. ft
(121.02 sq. m)

Approx. Gross Internal Floor Area Main House = 3315 sq. ft / 308.15 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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