



Court Croft, Clyro, Herefordshire. HR3 5LE





Court Croft
Clyro
Hereford
Herefordshire
HR3 5LE

Summary of features

- An ideal equestrian property
- Modern, detached 4 bedroom house with stunning views.
- Set in 10.17 acres with 4 stables
- Found in close proximity to Hay-on-Wye

Hay-on-Wye 1.5 miles
Brecon 15 miles
Hereford 21 miles

Description

Court Croft is an excellent equestrian property situated in a delightful rural location, elevated and overlooking the Wye Valley with the most stunning views towards the Black Mountains and Brecon Beacons.

The main house comprises a detached modern property with accommodation including four bedrooms, two bathrooms, a generous kitchen diner, sitting room and integral tack room which opens to the covered stable block.

Location

Court Croft is located just on the edge of Clyro village. Clyro has a primary school, church, fuel station / stores and a popular public house. Hay-on-Wye is just over a mile away and has an excellent range of facilities and services including a wide range of independent shops, cafes, public houses, doctors surgery, dentist and a small supermarket.

The property is nestled above the River Wye. There is a wide range of recreation facilities nearby with excellent riding and walking in the hills, riverside walks, fishing and golf to name a few. Further and more extensive facilities can be found in Brecon (15 miles) and Hereford (21miles) with the latter having a railway station. Motorway access is found at Ross-on-Wye (M50), Newport (M4) and Worcester (M5).

Accommodation

The house is entered through the front door into the central hallway with a cloak room and under stairs cupboard. The sitting room has windows to the front and rear with a sliding door to the side and a woodburner. The kitchen has windows to the front / rear and a wide range of fitted kitchen units, sink and electric oven and hob. The oil boiler is also in the kitchen. A door leads into the side porch with a separate utility room and door into the former garage, currently used as a tack room with a rear window and door outside. A side door leads to the covered stable block.

From the hallway, the stairs lead to an open landing which gives access to all four bedrooms. Two are exceptionally generous and bedrooms 2 & 3 still take a double bed and have fitted wardrobes. There is also a shower room on the landing and a set of steps leading to the attic room with skylights providing a useful storage area.

Outside

The property is approached from the A438 along a driveway owned by Court Croft (the neighbouring property has a right of way) and leads into a generous parking and turning area. The driveway continues to the side of the house and leads to a sizeable and level hard standing area to the rear of the house. To the front of the house is a pretty garden area with a lawn and shrubs set out to take full advantage

of the stunning and far reaching southerly views.

Next to the house are four stables 3.66m x 3.68m, 3.58m x 3.74m, 4.36m x 3.76m and 2.38m x 3.72m. They are of concrete block and timber construction with corrugated roofs and have close access to water and lighting.

The land extends to 10.17 acres and gently slopes to the south. The land is split in to four parcels and has good access to water troughs and overall is well fenced.

Agents Note

Prospective purchasers are advised that this property is subject to an Agricultural Occupancy Condition. Please enquire for further details.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys County Council Band "G".

Services

Mains electricity, private drainage and water supply. Oil central heating.





Directions

From Hay town, take the B4351 north west to Clyro. At the main t-junction turn left towards Brecon on to the A438. Continue on the A438 passing the entrance to the Baskerville Hall Hotel. Take the next driveway on the right leading uphill to a pair of houses and Court Croft is at the end on the left.

Viewing and Contact Details

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

Contact tel: 01497 822522.

Office opening hours:

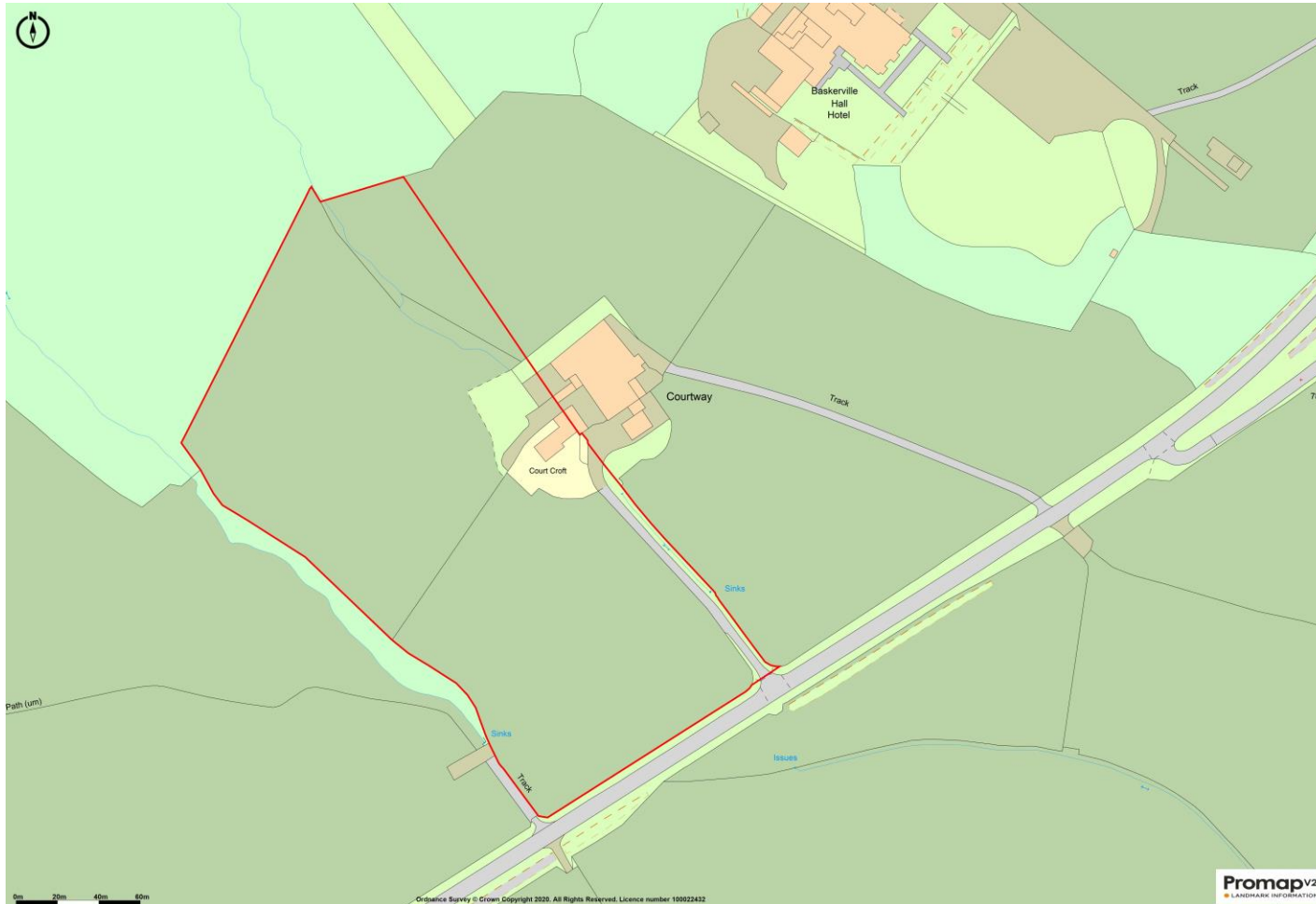
Mon-Fri 9.00-5.00pm

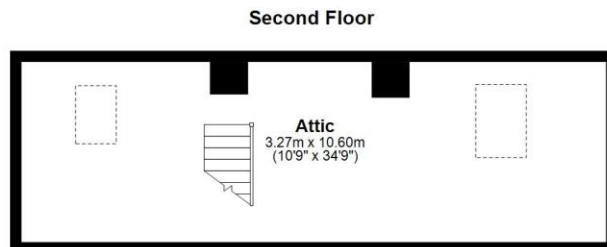
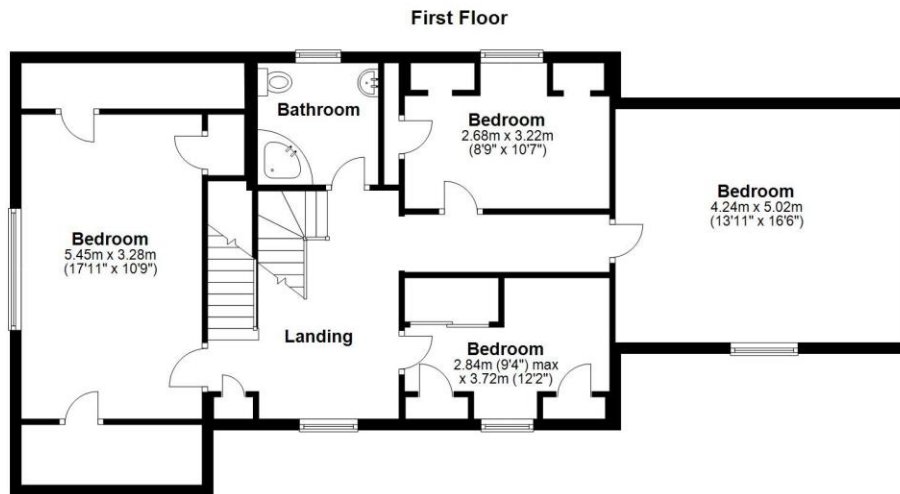
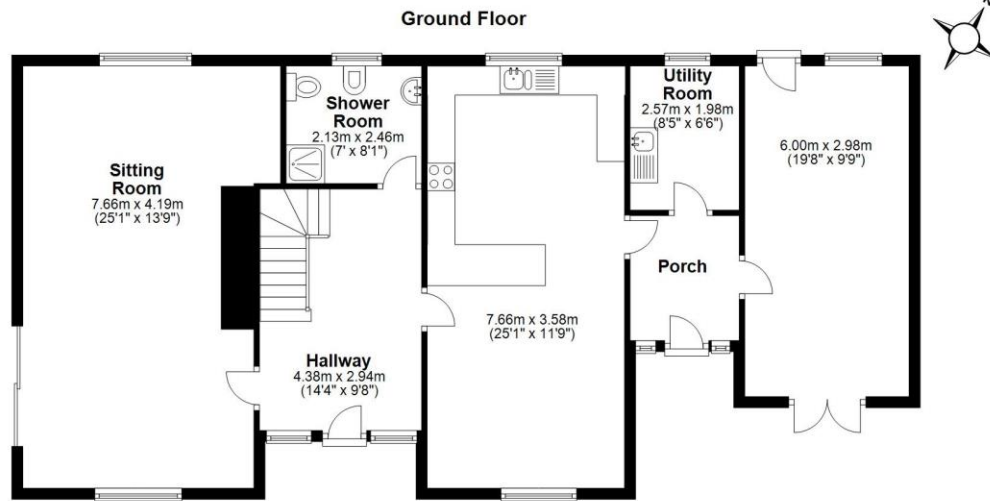
Sat 9.00-1.00pm

Out of hours contact:

Harry Aldrich-Blake 07717 410757

Matthew Nicholls 07811 521267





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

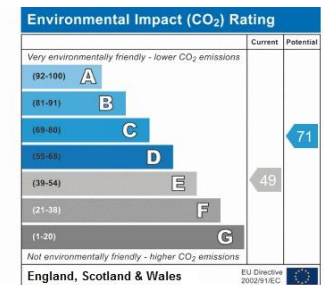
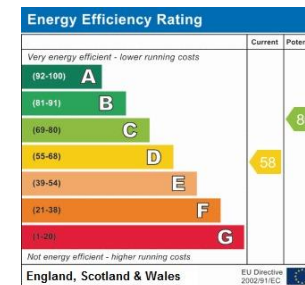
Hereford Branch

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