

# Rhos Mawr

Ffynnon Gynydd, Glasbury on Wye, Herefordshire HR3 5ND



**Rhos Mawr  
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Glasbury on Wye  
Herefordshire  
HR3 5ND**

- *Over 2100 sq ft of accommodation*
- *Outstanding rural views*
- *Beautifully presented inside and out*
- *5 bedroom property with versatile layout*
- *Large living room with open plan feel.*

**Hay on Wye 8 miles  
Brecon 15 miles  
Hereford 32 miles**



## INTRODUCTION

Enjoying an elevated position with spectacular far-reaching countryside views, this impressive detached country residence is set within generous gardens and offers over 2,100 sq ft of highly versatile accommodation, all within approximately seven miles of the renowned market town of Hay-on-Wye.

The property has been thoughtfully arranged to provide flexible living space. In total, the house offers five bedrooms, including three conveniently positioned on the ground floor, creating excellent adaptability for a variety of lifestyle requirements.

The spacious interior is complemented by light and well-proportioned reception areas, designed to take full advantage of the surrounding scenery and peaceful rural setting. Large windows throughout the house frame the exceptional outlook, creating a strong connection between the interior and the landscape beyond.

Externally, the property is surrounded by generous gardens which provide outdoor entertaining space and ample room for relaxation, all set against a backdrop of rolling countryside and distant hills.

The location combines the tranquillity of rural living with excellent accessibility to Hay-on-Wye, famed for its literary festival, independent shops and vibrant community, while the wider area offers exceptional opportunities for walking, riding and outdoor pursuits amongst the beautiful landscapes of the Wye Valley and Brecon Beacons.



Located just over a mile from the popular hamlet of Ffynnon Gynydd, Rhos Mawr occupies a delightful rural setting with far-reaching views towards the Black Mountains. The surrounding countryside is renowned for its outstanding natural beauty and provides exceptional opportunities for outdoor pursuits, including walking, cycling, fishing and water sports along the nearby River Wye.

Despite its rural position, the property remains conveniently accessible to local amenities. The well-regarded village of Glasbury-on-Wye lies approximately three miles away and offers a range of everyday facilities including public houses, a village hall, church, chapel and garage.

The historic market town of Hay-on-Wye, internationally renowned for its independent bookshops and annual literary festival, is situated around seven miles distant, while the larger centres of Brecon and Hereford provide a more comprehensive range of shopping, leisure and educational facilities.

The location offers an appealing balance of rural lifestyle and accessibility, perfectly suited to those seeking a lifestyle immersed in the surrounding landscape whilst remaining within easy reach of nearby communities and services.



## ACCOMMODATION

Entered via the front door, the property opens into a welcoming entrance hall with attractive laminated wood flooring and a useful built-in cupboard providing space for a tumble dryer and additional storage. Adjacent is the sitting room, a comfortable and light-filled space with sliding patio doors opening onto the garden and framing the superb far-reaching views beyond.

Also accessed from the hallway are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, while one enjoys particularly attractive south-easterly views across the surrounding countryside. These bedrooms are served by a family shower room comprising WC, wash basin and shower enclosure.

The kitchen is fitted with a comprehensive range of modern units incorporating ample cupboard and drawer storage, together with a one and a half bowl sink and tiled flooring. Beyond lies a particularly useful utility room offering further fitted units, space for a washing machine, inset sink and access to a ground floor wet room with WC, wash basin and shower.

Completing the ground floor is the spacious living/dining room, a wonderfully bright reception space filled with natural light from large windows that perfectly capture the spectacular surrounding views. A separate study provides an ideal environment for those working from home or seeking additional flexible accommodation.

To the first floor, the landing gives access to two further double bedrooms, both benefiting from en suite facilities, with one particularly well positioned to enjoy the stunning outlook across the landscape.







## The Grounds

The grounds are predominantly laid to expansive lawns, complemented by mature and well-stocked borders which provide colour and interest throughout the seasons. A number of thoughtfully positioned seating areas have been carefully arranged to take full advantage of the spectacular far-reaching views, offering ideal spaces for outdoor dining, entertaining or quiet relaxation within the surrounding landscape.

## SERVICES

Mains electricity, shared borehole water supply, septic tank drainage, air source heat pump for central heating. PV solar panels supplement the electricity costs. EV car charger. Please note that the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Powys County Council Band "E".

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

[d.thomas@sunderlands.co.uk](mailto:d.thomas@sunderlands.co.uk)

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

## ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

## DIRECTIONS

The postcode is unlikely to take you to your destination so please use what3words ///euphoric.improve.polar this will take you to the field gate from where there is a short track of 50 m which leads to the property.

## NOTES

- There is a gated entrance leading onto a short length of gravel track belonging to the neighbouring farm that leads to the property.
- The cost of the borehole water supply maintenance is shared three ways.

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ  
REGISTERED NO: OC338911

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Rhos Mawr, Hereford, HR3

Approximate Area = 2185 sq ft / 203 sq m

Garage = 419 sq ft / 38.9 sq m

Total = 2604 sq ft / 241.9 sq m

For identification only - Not to scale



**Double Garage**  
21'2 (6.45)  
x 19'10 (6.04)

**Study**  
13'2 (4.01)  
x 10' (3.04)

**Utility**  
10'11 (3.32)  
x 8'10 (2.69)

**Kitchen /  
Breakfast Room**  
19'11 (6.07)  
x 10'9 (3.27)

**Bedroom 4**  
13' (3.95)  
x 8'1 (2.46)

**Bedroom 3**  
12'11 (3.94)  
x 12' (3.66)

**Reception /  
Dining Area**  
21'10 (6.65) max  
x 18'9 (5.72) max

**Reception Room**  
15'8 (4.77)  
x 11'11 (3.64)

**Bedroom 5**  
8'8 (2.64)  
x 8'7 (2.61)

**Bedroom 2**  
13' (3.95)  
x 10' (3.06)

**Bedroom 1**  
13' (3.95)  
x 10'1 (3.08)

**GROUND FLOOR**

**FIRST FLOOR**





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