



# The Old Brigau

Clyro, Herefordshire HR3 5SQ



**The Old Brigau  
Clyro  
Herefordshire  
HR3 5SQ**

- *Spacious family home in 0.85 acre garden and paddock.*
- *Great rural location close to Hay on Wye*
- *Filled with character and warmth*
- *Underfloor heating*
- *Beams and natural stonework*
- *Great rural views*

Hay on Wye 4 miles  
Brecon 20 miles  
Hereford 24 miles

## **INTRODUCTION**

Set within approximately 0.85 acres of attractive grounds, this impressive converted barn combines the character and charm of a period property with the comfort and convenience of modern living.

Sympathetically renovated just over ten years ago, the property showcases a wealth of traditional features, including exposed stone walls and timber beams, creating a warm and inviting atmosphere throughout. At the heart of the home is a superb open-plan kitchen and breakfast room, offering an ideal space for both everyday living and entertaining.

The principal bedroom enjoys a striking picture window, perfectly framing the delightful rural views and providing a wonderful connection to the surrounding countryside.

Outside, the grounds offer considerable scope for further landscaping and enhancement, comprising areas of lawn, a small paddock and a natural wildlife pond, all of which contribute to the property's peaceful and idyllic setting.

## **LOCATION**

Enjoying a peaceful rural setting just four miles from the renowned market town of Hay-on-Wye, the property offers the perfect balance between countryside tranquillity and convenient access to local amenities.

The surrounding area is celebrated for its outstanding natural beauty, with the dramatic landscapes of the Black Mountains, the Brecon Beacons National Park and the picturesque Wye Valley all within easy reach. The region provides exceptional opportunities for walking, cycling, riding and a wide range of outdoor pursuits, making it a particularly appealing location for those seeking an active country lifestyle.

Hay-on-Wye, internationally famous as the "Town of Books", is home to the acclaimed Hay Festival, which attracts visitors from across the world each May. The town offers an excellent selection of independent bookshops, cafés, restaurants, galleries and boutique retailers, creating a vibrant cultural hub throughout the year.

For more comprehensive amenities, the cathedral city of Hereford lies approximately 20 miles to the east, providing an extensive range of shopping, educational and leisure facilities, together with a mainline railway station offering connections to major regional centres.



## ACCOMMODATION

A hardwood entrance door opens into a spacious and welcoming reception hall, where engineered oak flooring extends throughout much of the ground floor, creating a sense of continuity and warmth. An impressive oak staircase rises to the first floor and forms an attractive focal point to the space.

To one side of the hall is a charming reception room, rich in character with an exposed timber feature wall and an attractive brick fireplace housing a wood-burning stove, providing a cosy retreat during the cooler months.

Positioned opposite is the heart of the home: a superb open-plan living and kitchen/breakfast area designed with modern family living in mind. The reception space flows seamlessly into the kitchen, which is fitted with a range of contemporary units incorporating an integrated oven and hob, together with a one-and-a-half bowl sink. A large window draws in natural light and enjoys delightful views across the gardens and surrounding countryside, enhancing the room's connection to its rural setting.

Further ground floor accommodation includes a well-appointed utility room with a range of fitted units and space for appliances, together with a cloakroom and a separate plant room.

The first-floor landing is particularly spacious and versatile, offering potential to create a fourth bedroom or alternatively providing an ideal space for a study, reading area or additional sitting space.

There are three well-proportioned bedrooms, all benefitting from engineered oak flooring. The principal bedroom is especially impressive, featuring fitted wardrobes and an en suite shower room. A striking picture window forms the centrepiece of the room, perfectly framing the far-reaching rural views and allowing natural light to flood the space. The remaining bedrooms are served by a well-appointed family bathroom.





## OUTSIDE

The property is set within approximately 0.85 acres of grounds, approached via a private driveway that leads to a generous parking area and detached garage, providing ample space for both residents and visitors.

The gardens are predominantly laid to lawn and offer excellent potential for further landscaping and enhancement, allowing prospective purchasers the opportunity to create a bespoke outdoor environment tailored to their own tastes and requirements. A delightful wildlife pond provides a natural focal point, attracting an abundance of birds and local wildlife, while a small paddock offers versatility and would be well suited to the keeping of a few animals or pets.

Surrounded by open countryside, the grounds complement the property's rural setting and provide an attractive balance of usable garden space and natural habitat, creating a peaceful and private environment to enjoy throughout the seasons.

## SERVICES

Mains electricity, borehole water, private drainage and a ground source heat pump provides hot water and central heating with underfloor heating. Please note that the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

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



## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

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



## 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 + VA.T 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

What3Words: ///tram.legwork.waxing

## COUNCIL TAX

Powys County Council Band "E"

## NOTES

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.

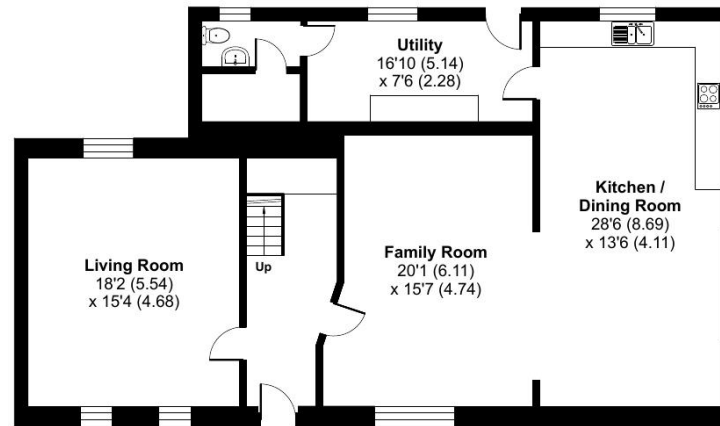
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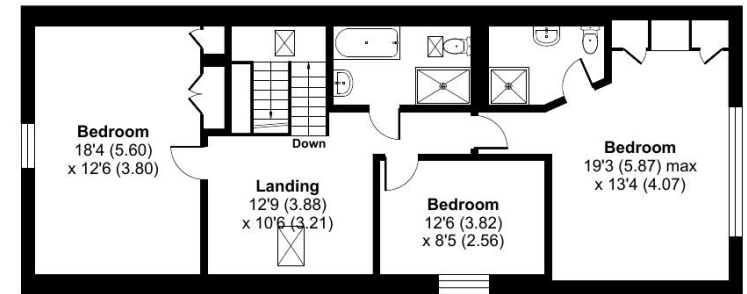
## Old Brigau, Clyro, Hereford, HR3

Approximate Area = 2285 sq ft / 212.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Sunderlands. REF: 1467267

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		