

# THE COURTYARD BARN

GLADESTRY + RADNORSHIRE



BENGOUGH  
— Property —



# THE COURTYARD BARN

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*An attractive courtyard setting formed  
by two separate barn conversions all in the  
heart of a peaceful village on the edge  
of the Radnor Hills*

## **Brookside Barn**

Garden room + Kitchen + Living room/dining room + Utility room  
Three bedrooms + Two shower rooms (one ensuite with lift)

## **Courtyard Barn**

Dining room + kitchen + Living room/library  
Three bedrooms + Two shower rooms (one ensuite)

Courtyard garden + Studio

Kington 5 miles + Hay on Wye 10 miles  
Builth Wells 20 miles + Hereford 25 miles  
(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon  
as statements of fact. Your attention is drawn to the Important Notice  
on the last page of the text.*



## SITUATION

The peaceful village of Gladestry is an attractive rural and agricultural community. It has a fine church, St Mary's, as well as The Royal Oak pub and an excellent primary school and village hall.

The village is within easy reach of the market town of Kington, which also has a primary school and a combined secondary school as well as a supermarket and excellent high street shops.

The area is perfect for those that enjoy walking especially as the Offa's Dyke Path passes through the village. It is also popular for horse riding and cycling and Kington Golf Course, the highest golf course in England, is nearby. Hay on Wye on the banks of the River Wye and in the lee of Hay Bluff is renowned for its Literary Festival.

## THE PROPERTIES

The Courtyard Barns enjoy access along the shared tarmac drive which is guarded by stone pillars beside the village bridge. The drive runs parallel to Gladestry Brook and then sweeps up to the front of Brookside Barn. Courtyard Barn also has an entrance off the village road.



## BROOKSIDE BARN

Beside the drive is the carport with room for two cars and the terrace. Fold back doors at either end of the garden room make for a welcoming entrance with a retractable awning on the south side. This room also has a wood fired cooker.

The door leads into the kitchen which has an excellent range of wall and floor mounted units including an oven, hob and fitted sink. The bright living room with

ceiling height windows and French doors out on to the south facing terrace has a lift in one corner to bedroom above. A spiral staircase rises to the first floor landing with its attractive arched windows. Here there are three bedrooms. The family shower room is a steam shower with six water jets and a radio and the other shower room is ensuite with the bedroom which has the lift.





## THE COURTYARD BARN

The Courtyard Barn can be approached either through the garden room of Brookside or via a narrow path to the side of the house or from the village road. With the property being in one ownership, the garden room is currently used for access, crossing the courtyard garden with stone steps onto a narrow terrace. The door, also sheltered by a retractable awning leads into the dining room off which is the well-equipped kitchen with ample fitted units and a door out into the small walled back garden. The large Living Room has an area sectioned off as a Library.

The staircase from the dining room rises to a long landing with fitted cupboards and there are three bedrooms, one with an ensuite shower room and a family shower room.





## THE GARDEN AND GROUNDS

On one side of the courtyard garden is the Studio which has its own heating and power and is ideal as a gym, artist studio or office. The gazebo is a central feature of the paved garden. Beside The Courtyard Barn is a more secluded area which leads on around to the gate onto the village road. On the south side of Brookside Barn, the terrace is an attractive feature off the living room and there is a lawned area below the carport

## DIRECTIONS Postcode HR5 3NR

**What3words:** stuff.race.hopefully

The drive entrance is just before the bridge over the brook at headache.meatball.fattening

## SERVICES

**Solar Panels:** There are three arrangements of solar panels on the property, the income from which in the last year was about £5600 per annum. The feed in tariff is indexed linked and runs for 20 years from 2014. REC solar panels with a 25 year performance warranty.

### Fast EV Charger

### Mains electricity and water.

**Heating:** Electric Combi Boiler in Brookside Barn and electric heaters in The Courtyard Barn. Air to Air heat pump in Brookside Barn and the Studio.

**Windows:** All replaced in 2017 and most are double glazed

**Drainage:** Shared Bio disc Treatment plant

## LOCAL AUTHORITY

Powys County Council, Llandrindod Wells LD1 6AA

## VIEWING

Strictly by arrangement with the selling agents.





# BROOKSIDE

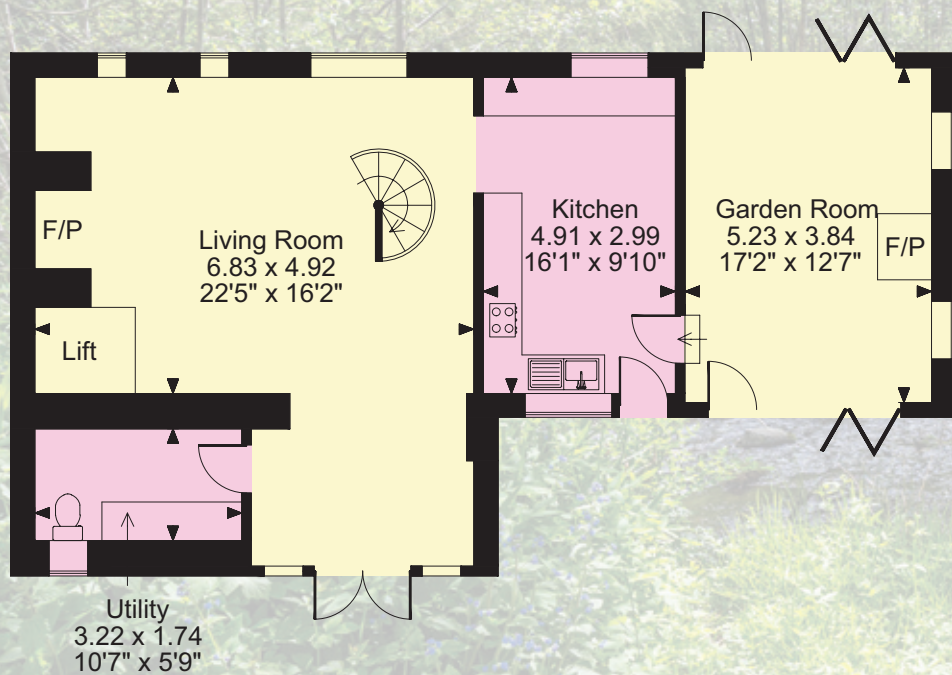
Approximate Gross Internal Floor Area

Main House = 1651 Sq Ft/153 Sq M

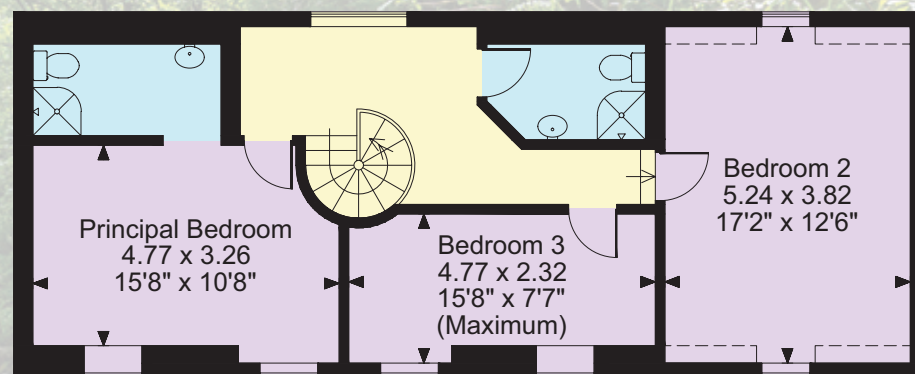
Carport = 282 Sq Ft/26 Sq M

Total = 1933 Sq Ft/179 Sq M

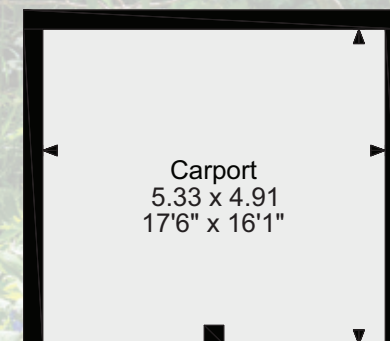
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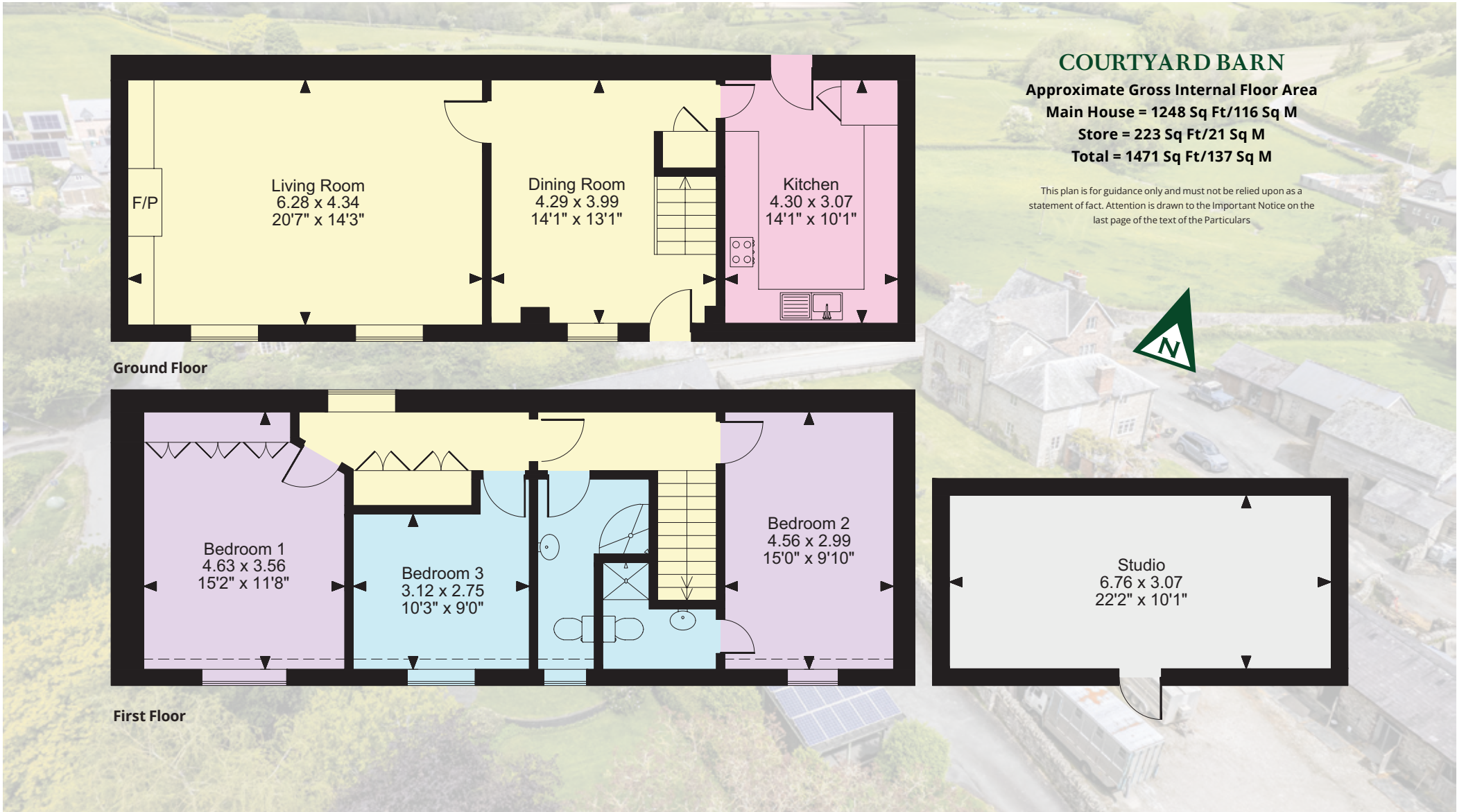
Ground Floor



First Floor



Carport  
5.33 x 4.91  
17'6" x 16'1"





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