

Waverleigh

Clyro, Herefordshire



**Waverleigh
Clyro
Hereford
Herefordshire
HR3 5SE**

- *Beautifully presented home set within approximately two acres of gardens and grounds*
- *Elevated position with spectacular panoramic views across the Wye Valley*
- *Spacious accommodation including a self-contained annex*
- *Extensive driveway with a garage/workshop*
- *Flexible layout for multigenerational living, home working or guest accommodation*

**Hay-on-Wye 1.3 miles
Brecon 16 miles
Hereford 21.6 miles**



INTRODUCTION

Waverleigh is an impressive and beautifully positioned family home occupying an elevated setting in Clyro village, just over a mile from the renowned market town of Hay-on-Wye. Surrounded by approximately two acres of established gardens and grounds, the property enjoys magnificent far-reaching views across the Wye Valley and beyond, creating a wonderful sense of space, privacy, and connection to the landscape.

Offering generous and versatile accommodation throughout, the property includes six bedrooms in total, incorporating a charming self-contained annex. The main house features spacious reception areas designed for both relaxed family living and entertaining, a kitchen, a sunroom, and a dedicated home office. The annex has an open plan living / kitchen and a bedroom on the first floor with a bathroom.

Outside, Waverleigh continues to impress with its sweeping gated driveway, extensive parking, substantial garage and workshop space, and a variety of useful storage buildings, all set within beautifully maintained grounds.

LOCATION

Waverleigh enjoys a sought-after position in the picturesque village of Clyro, approximately 1.3 miles from the historic town of Hay-on-Wye.

Clyro offers a welcoming rural community with a range of local amenities including a village garage and shop, primary school, church and a village hall, which regularly hosts social events. The nearby A438 provides excellent access to Hereford, Brecon, and the surrounding countryside.

Hay-on-Wye, internationally famous for its literary festival and independent spirit, lies within the stunning Wye Valley and on the edge of the Brecon Beacons National Park. The town offers an excellent range of everyday amenities including a supermarket, cinema, library, medical facilities, cafés, restaurants, and an eclectic selection of independent shops and galleries.

The surrounding area is renowned for its natural beauty and outdoor lifestyle opportunities, with walking, cycling, riding, and river activities all close at hand.



ACCOMMODATION

The property is entered via an inviting sunroom, a wonderfully light-filled space that immediately frames the home's relaxed and welcoming atmosphere.

This opens into the kitchen/dining room, fitted with a range of wall and base units, a breakfast bar, and ample space for informal dining and entertaining.

Beyond the kitchen is a practical utility room with additional sink and access to a further porch leading outside.

The office provides an ideal work-from-home environment and benefits from an adjoining shower room and WC, with access back into the central hallway.

The sitting room is a particularly impressive space, perfectly positioned to take advantage of the breathtaking views with French windows opening to the side. A woodburning stove creates a warm and cosy focal point, ideal for quieter evenings.

The ground floor also offers two bedrooms and an ensuite shower room, providing flexible accommodation for guests or multi-generational living.

Stairs rise from the hallway to the first-floor landing, where there is a large storage cupboard and access to three further double bedrooms together with a family bathroom.





ANNEX

The self-contained annex is a bright and stylish addition to the property, offering superb flexibility for guests, extended family, holiday accommodation, or independent living.

Designed with an open-plan layout, the ground floor combines living and kitchen space with French windows opening to the front, creating a light and airy feel throughout.

A staircase rises to the first floor where there is a double bedroom and bathroom.



OUTSIDE

Approached via a sweeping driveway, Waverleigh enjoys an impressive arrival with extensive parking and beautifully maintained grounds extending predominantly to the east of the property.

Adjacent to the driveway is a substantial workshop with power and lighting, offering excellent potential for further garaging, hobbies, or workshop use. Additional outbuildings include a garden shed, boiler house housing the biomass heating system and separate oil-fired boiler, together with further open-sided storage areas.

The gardens are a particular feature of the property, with expansive lawns interspersed with mature trees and shrubs, all enjoying a stunning open outlook across the surrounding countryside.

To the rear of the house, a more secluded garden area bordered by mature hedging provides a peaceful and private setting for outdoor dining, entertaining, or quiet relaxation.



SERVICES

The property is connected to mains water, mains electric, septic tank drainage and biomass boiler heating or an oil-fired central heating system. 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 "G"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile – 07717 410757

harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

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 + 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.

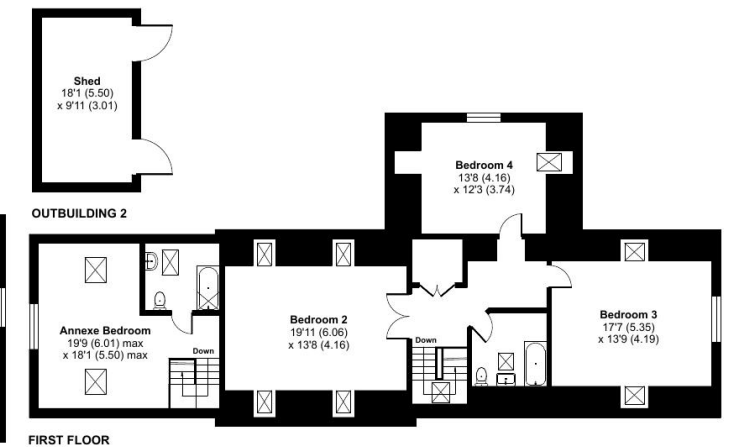
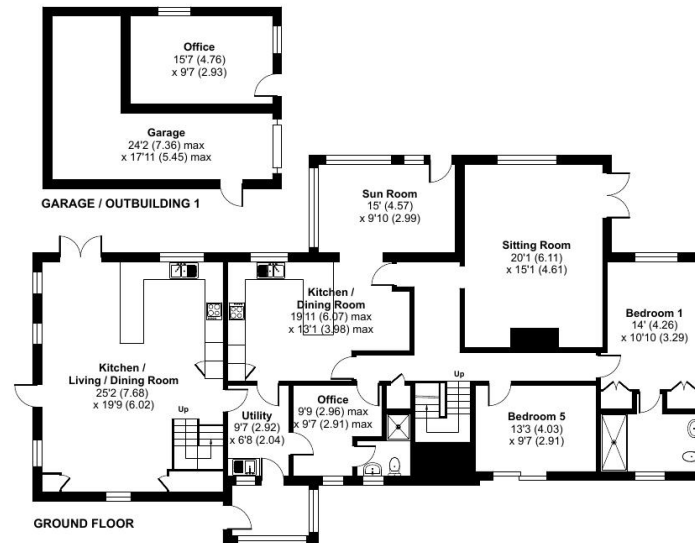
NOTES

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sunderlands. REF: 1458555

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

DIRECTIONS

What3Words: ///latter.boots.landowner

Waverleigh, Clyro, Hereford, HR3

Approximate Area = 2573 sq ft / 239 sq m

Annexe = 857 sq ft / 79.6 sq m

Garage = 256 sq ft / 23.8 sq m

Outbuildings = 328 sq ft / 30.5 sq m

Total = 4014 sq ft / 372.9 sq m

For identification only - Not to scale