



Maes Glas, Gladestry, HR5 3NR
Price £315,000

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Maes Glas, Gladestry

AUCTION. Being sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £315,000

A versatile family home sat on the fringes of the village of Gladestry with countryside surrounding you. There are three to four bedrooms, two to three reception rooms and open plan living. The property has gardens to the front and rear with parking and garaging. This property is a MUST VIEW.

FEATURES

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'. AUCTION
- Solar panels and air source heating
- Three to Four bedrooms
- Two to three reception rooms
- Village location
- Gardens, garage and parking
- New Roof May 2025
- Auction Ends 3rd April 12.00pm

Material Information

Price £315,000

Tenure: Freehold

Local Authority: Powys

Council Tax: E

EPC: A (99)

For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 99 A | 111 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Introduction

Maes Glas is a detached home that has a large open plan kitchen/dining room with the accommodation flowing from this hub of the home to create a fantastic space on the ground floor. There are two reception rooms off the kitchen/dining room and a fourth bedroom that could be used as a home office, shower room, separate WC with laundry and airing cupboard and then three further bedrooms on the first floor. Located on the fringes of the village of Gladestry its enjoys the village setting whilst having woodland farmland on your doorstep. The gardens have been landscaped to offer decked areas, pergola, ornamental pond, raised beds and a secluded hot tub in the rear garden, perfect for enjoying your picturesque and peaceful surroundings. The current owners installed a new roof in May 2025 with the addition of solar panels and an air source heat pump. The accommodation comprises: porch, kitchen/dining room, living room, bedroom four/office, conservatory, shower room, WC/Utility and three bedrooms.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Property description

The front door leads into the porch which is a very handy space that then leads through to the impressive kitchen/dining room which is one open space which is the heart of the home with the rest of the rooms leading from this focal point. The space is fitted with a wealth of base and wall units, shelving, worktop space, central island, breakfast bar in front of a picture window, the perfect spot for a morning coffee overlooking the garden and field beyond. There is an integrated oven, hob and dishwasher with space for an American style fridge/freezer, spotlights in the ceiling and laminate flooring. Off the kitchen is the living room with acoustic boarding as focal point with large picture window overlooking the garden when closed or an extension of the kitchen/dining room when open. It has laminate flooring, a fireplace and patio doors leading to the conservatory which overlooks the garden. Off the kitchen/dining room is the fourth bedroom, a home office or play room as its currently set up, there is also a handy WC with utility and airing cupboard.

A door leads through to the inner hallway with stairs rising to the first floor, a large Velux window floods the space with light leading to the modern shower room. The shower room now has a large glass shower, grey tiled walls with teal tiled border pulling through from the kitchen to offer cohesion throughout the home. There is a vanity sink with drawers and glass bowl sink, WC, towel radiator and tiled flooring.

On the first floor there are three bedrooms, two being doubles and the landing which has storage running the length and mirrors to bounce light around the space. There is also eves storage space running the length of both sides of the roof.

Gardens and parking

The property is approached via the driveway which leads up the front of the house with parking for two to three cars. There is a detached garage at the bottom of the drive and an attached garage to the side of the house, both with up and over doors. The detached garage with some improvement works would make an ideal workshop space or you could explore the attached garage as further accommodation (STPP). To the front of the house is an enclosed garden with lawned area, raised beds and an ornamental pond. To the rear of the house is a great space for relaxing or entertaining comprising of a decked areas with a timber pergola over the top and a decked area with seating space on the bank overlooking the brook that runs along the rear of the property (half of which belongs to Maes Glas). Off the deck area there is also an enclosed area with artificial turf. A perfect space for children to play.

Location

Gladestry is a small village in Powys - Mid Wales which is close to the border of England, with wonderful views over Hergest Ridge and lies south of the

Radnor Forest. The infamous Offas Dyke footpath passes through the village, and the village has a strong agricultural community. The village has a popular primary school, pub which also houses a village shop, village hall, church and the mobile post office visits the village twice a week. There are further amenities in the market town of Kington, 5 miles. Kington town is well catered for offering a number of individual shops, supermarkets, a doctors surgery, a leisure centre plus nursery, primary and secondary schooling. Hay on Wye which hosts the famous Hay festival is just 8 miles.

Services

The property has mains water, private drainage to a septic tank, solar panels for electricity and air source heat pump for heating.

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 21 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast Not available Not available Unlikely
Networks in your area - Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=HR53NR&upm=10011785650>

Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE Good outdoor

O2 Poor to none outdoor

Three Good outdoor, variable in-home

Vodafone Poor to none outdoor

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by

The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'.

The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view





upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property.

The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale.

The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inc. VAT per purchaser, in order for us to carry out our due diligence.

Agents notes

Please be advised the property owns the driveway with the neighbouring property having a right of access to their drive.



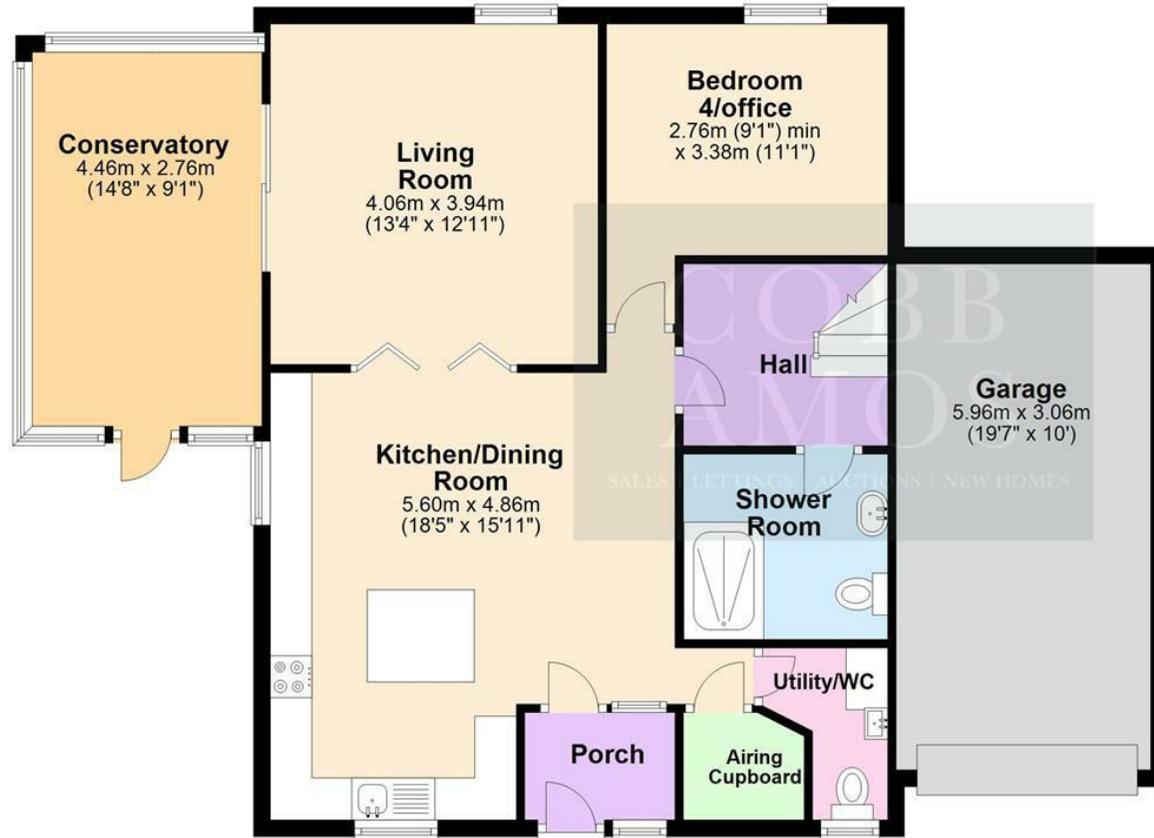
DIRECTIONS
From Knighton take the B4355 heading towards Presteigne, after 2 mile take the B4357 towards Evenjobb. At the junction turn left onto the A44 passing through Walton then turn right onto the B4954 signposted Gladestry. Continue on this road for over 3 miles until you reach the village of Gladestry. You will pass the pub and





Ground Floor

Approx. 101.7 sq. metres (1094.2 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 143.5 sq. metres (1544.8 sq. feet)

Maes Glas

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

COBB AMOS

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