



Rhos-Mawr Glasbury, Hereford, HR3 5ND





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Summary of Features

- Over 2100 sq ft of accommodation
- Outstanding Rural views
- Beautifully presented inside and out
- 5 bedrooms including three on the ground floor
- Large open plan living space

Price Guide £575,000

Description

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.

Location

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.

On 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.

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.

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.

Tenure

Freehold



Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

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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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Sunderlands. REF: 1455823

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.