

New Barn

Fynnon Gynydd, Glasbury on Wye, Herefordshire, HR3 5LX



**New Barn
Fynnon Gynydd
Glasbury on Wye
Herefordshire
HR3 5LX**

- *Over 2100 sq ft of accommodation.*
- *Modern home with immense charm*
- *Great edge of village setting*
- *Between Hay on Wye and Brecon*
- *Beautifully landscaped gardens*
- *Potential to create a 4th Bedroom*

**Brecon 9 miles
Abergavenny 20 miles
Hay on Wye 5 miles**



INTRODUCTION

This appealing and distinctive modern home, built in 2010 to an exacting standard, offers stylish and versatile accommodation in a peaceful rural setting on the edge of a charming hamlet, just minutes from the Wye Valley and the popular market town of Hay-on-Wye.

Designed with space and light in mind, the property features a stunning vaulted living room creating an impressive focal point, while the generous open-plan kitchen and breakfast room forms the heart of the home—perfect for entertaining family and friends. The layout currently provides three bedrooms and two bathrooms, whilst an attractive open landing on the first floor offers an ideal area for a home office, reading space or play area or the potential to create a fourth bedroom.

Modern comforts include underfloor heating throughout, while roof-mounted solar panels help enhance the home's energy efficiency.

Externally, the property is complemented by beautifully landscaped private gardens, ample parking and an attractive timber-framed garage, completing what is a truly impressive and well-designed family home in a desirable countryside location.

LOCATION

Ffynnon Gynydd is a small and picturesque rural hamlet set amidst the rolling countryside on the northern edge of the Brecon Beacons National Park. Surrounded by open farmland and common land, the area enjoys a peaceful and unspoilt setting with far-reaching views towards the Black Mountains and the Brecon Beacons, making it particularly appealing to those seeking a tranquil lifestyle within a beautiful natural landscape.

The hamlet itself is characterised by a scattering of individual homes and farmsteads, centred around the nearby common which provides wonderful opportunities for walking, riding and enjoying the outdoors. The surrounding countryside is renowned for its scenic beauty and offers excellent access to a wide range of outdoor pursuits including hiking, cycling, fishing and water sports along the nearby River Wye.

Despite its idyllic rural setting, Ffynnon Gynydd remains conveniently located for access to local amenities. The popular village of Glasbury-on-Wye is approximately 1.5 miles away and offers a selection of everyday facilities including public houses, a village hall, church, chapel, post office, general stores and a garage. The historic market town of Hay-on-Wye, famous for its independent bookshops and annual literary festival, lies around 6 miles away, while the larger centres of Brecon and Hereford provide a wider range of shopping, leisure and educational facilities.

Ffynnon Gynydd offers the perfect balance of countryside living with convenient access to nearby villages and towns, all within an area celebrated for its outstanding natural beauty.



ACCOMMODATION

The property is entered via a welcoming porch providing useful space for coats and footwear. A further door opens into the spacious entrance hall, filled with natural light from glazed panels on either side of the doorway. The hall features a staircase rising to the first floor and useful under-stairs storage.

To the left lies the impressive living room, a bright and inviting space with a window to the front, patio doors opening onto the rear garden, and four Velux windows allowing an abundance of natural light. An inset wood-burning stove with an attractive wooden mantel forms a cosy focal point.

A door leads through to the 'L' shaped kitchen/dining room, which also enjoys direct access to the garden via patio doors. The kitchen is fitted with a range of wall and base units, incorporating a double oven and 5 ring gas hob, offering both practicality and style, and flows naturally into the dining area. A door from the kitchen leads to a useful utility/boot room with space for washing machine and tumble dryer with further access to the rear garden.

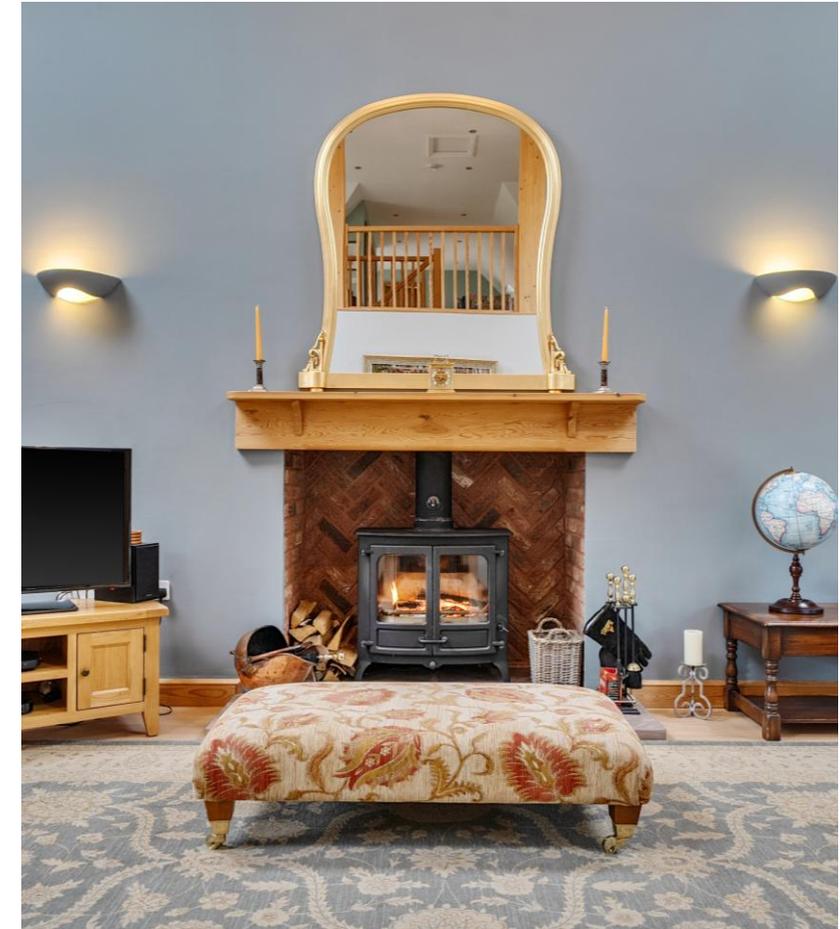
Double doors also connect the kitchen/dining room back to the entrance hall.

To the right of the hall are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, along with a modern shower room serving the ground floor.

The staircase rises to a spacious and versatile landing area featuring a mezzanine overlooking the living room below. This bright and open space benefits from full height windows and two Velux windows, creating an ideal area for a home office, reading space or studio, as currently used by the vendors.

Built-in double wardrobes provide additional storage. From the landing, a door leads to the principal bedroom, which enjoys pleasant views over the garden and surrounding countryside.

The first floor is completed by a generously sized bathroom featuring twin wash basins, a bath and a separate shower cubicle.







OUTSIDE

The gardens and outdoor areas are a particular feature of the property.

To the front, a spacious gravel driveway provides ample parking and leads to a detached carport and garage/workshop with scope for a home office or playroom on the existing first floor area. Mature hedgerows and landscaped borders frame the property and provide an attractive approach.

The rear garden enjoys a desirable south-facing aspect and has been thoughtfully landscaped to combine beauty with functionality. A flagstone-paved patio forms the central entertaining space, complemented by a garden shed, greenhouse, summerhouse and a distinctive wood-fired pizza oven.

Stone retaining walls and carefully designed planting create visual interest throughout the garden, with lawns, established shrubs, trees and borders providing colour and texture throughout the seasons. A peaceful fish pond further enhances the tranquil atmosphere of this delightful outdoor space.



SERVICES

The property is connected to mains water and electricity, private drainage. LPG gas fired central heating. 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 "F"

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.

hay@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.

DIRECTIONS

What3Words: ///dizziness.extensive.merely

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

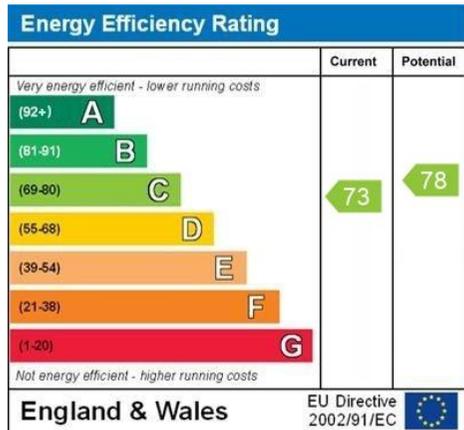
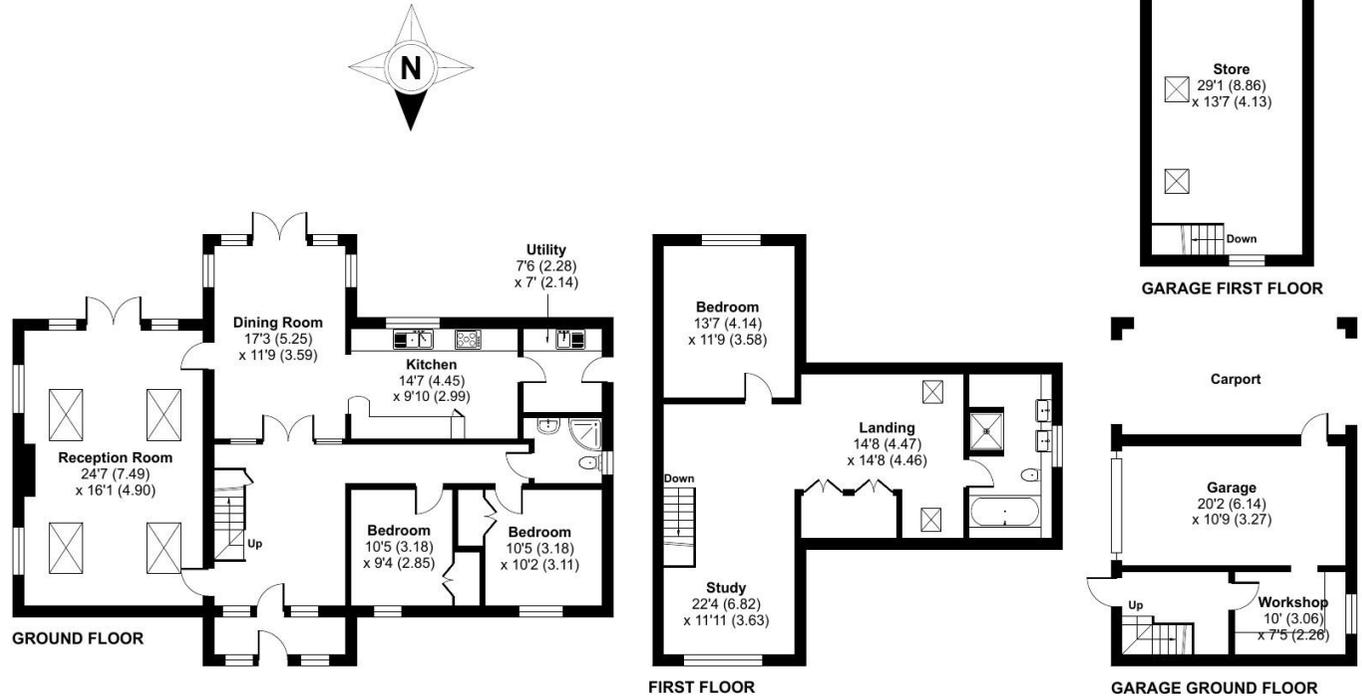
Ffynnon Gynydd, Hereford, HR3

Approximate Area = 2188 sq ft / 203.3 sq m (excludes carport)

Garage = 770 sq ft / 71.5 sq m

Total = 2958 sq ft / 274.8 sq m

For identification only - Not to scale



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