

Ty Ffald

Ffynnon Gynydd, Glasbury on Wye, Herefordshire HR3 5LX



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Glasbury on Wye
Herefordshire
HR3 5LX**

- *Over 2400 sq ft of accommodation*
- *Great edge of village location*
- *Potton style home with lots of character*
- *4 bedroom property with versatile layout*
- *Large living room with open plan feel.*

**Hay on Wye 7 miles
Brecon 13 miles
Hereford 30 miles**



INTRODUCTION

Occupying an attractive position within a small village setting, this distinctive detached Potton-style home enjoys a delightful location with adjoining fields to the rear and open common land to the front, creating a wonderful sense of space and connection to the surrounding countryside.

Set within generous gardens, the property benefits from ample private parking together with an appealing outdoor environment ideally suited to both family living and entertaining. The mature grounds provide a high degree of privacy whilst complementing the character of the house and its rural surroundings.

Internally, the property is rich in warmth and individuality, with exposed timbers and brickwork combining to create the distinctive atmosphere associated with Potton-style homes. The timber frame construction adds both texture and architectural interest throughout the accommodation.

Extending to approximately 2,400 sq ft, the house offers spacious and versatile accommodation including four bedrooms, two bathrooms, generous sitting and dining rooms, a garden room and well-appointed kitchen, making it ideally suited as a comfortable and characterful family home



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 spacious reception hall, rich in character with exposed brickwork, timber detailing and a staircase rising to the first floor, creating an immediate sense of warmth and individuality. Off the hallway is a well-appointed shower room comprising WC, wash basin and shower enclosure.

The principal reception space is the impressive sitting room, a wonderfully atmospheric room with windows to three elevations. Exposed timbers and a deep recessed brick fireplace with fitted woodburning stove combine to create a welcoming focal point and reinforce the property's distinctive character.

The sitting room flows naturally through to the dining area, where the continuation of exposed brick and timber features creates a cohesive and inviting entertaining space. A further brick fireplace with gas stove adds charm and warmth.



Positioned to the rear of the house, the kitchen is well fitted with a comprehensive range of units complemented by granite worktops, inset sink and integrated appliances including oven, hob and dishwasher. Beyond lies a particularly useful utility room, providing additional storage and workspace together with internal access to the garage.

Completing the ground floor is the garden room, a delightful reception area perfectly positioned to enjoy the evening sun and views across the garden.

To the first floor, the main landing provides access to the principal bedroom, a generous double room with dual aspect windows, built-in wardrobes and a modern en suite bathroom featuring bath, separate shower, WC and wash basin. There are two further bedrooms together with a study area which leads through to the fourth bedroom positioned above the garage, an ideal guest suite, further enhanced by a door leading to an external staircase, offering a degree of independence and flexibility.

A family bathroom comprising panel bath, WC, bidet and wash basin completes the first floor accommodation.







The Grounds

The property is approached via a gated entrance leading into a spacious parking and turning area, where a former cider press provides an attractive and characterful focal point.

The gardens are a particularly appealing feature, comprising expansive lawns interspersed with mature and well-stocked borders that provide colour and interest throughout the seasons. A small garden pond adds further charm, while seating area offers an ideal space for outdoor dining and relaxation within the peaceful surroundings.

The combination of generous outside space, established planting and attractive features creates a wonderfully private and inviting setting around the house, perfectly suited to those seeking a more relaxed village lifestyle.

SERVICES

The property is connected to mains water, electricity, septic tank drainage and lpg gas 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 "G".

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

d.thomas@sunderlands.co.uk

Office opening hours:
Mon-Fri 9.00am-5.00pm.
Sat 9.00am-12 noon.

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

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

On approaching Fynnon Gynydd from The Glasbury/ Cwmbach side you will see the property on your left hand side as you cross the common towards the cattle into the settlement.

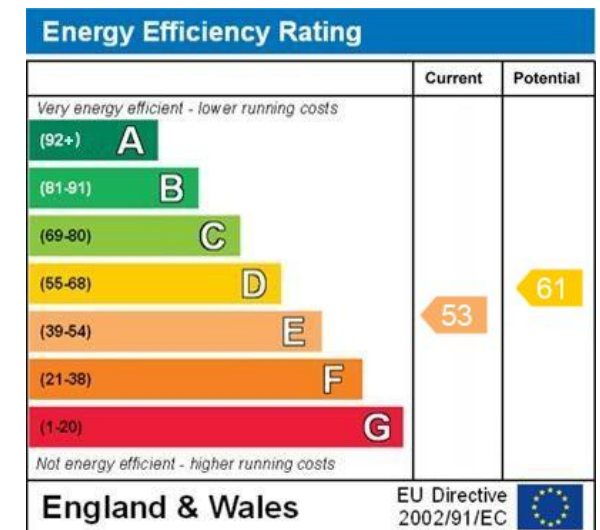
What3words: ///squabbles.over.buzzer

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



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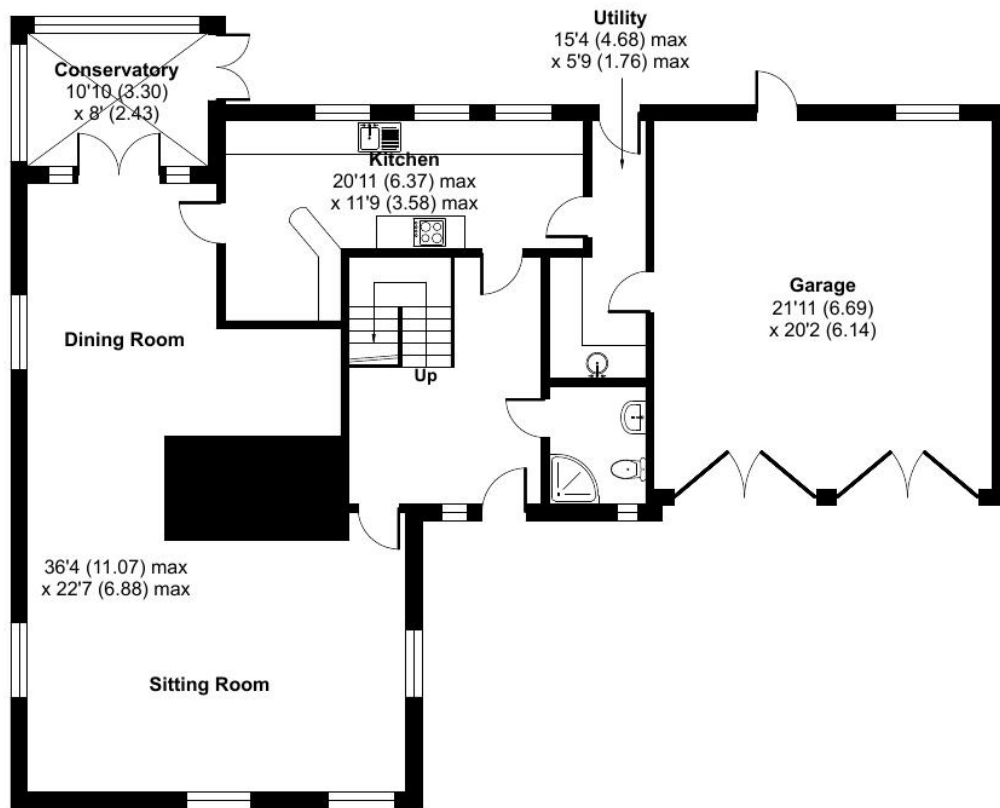
Ty Ffald, Ffynnon Gynydd, Hereford, HR3

Approximate Area = 2476 sq ft / 230 sq m

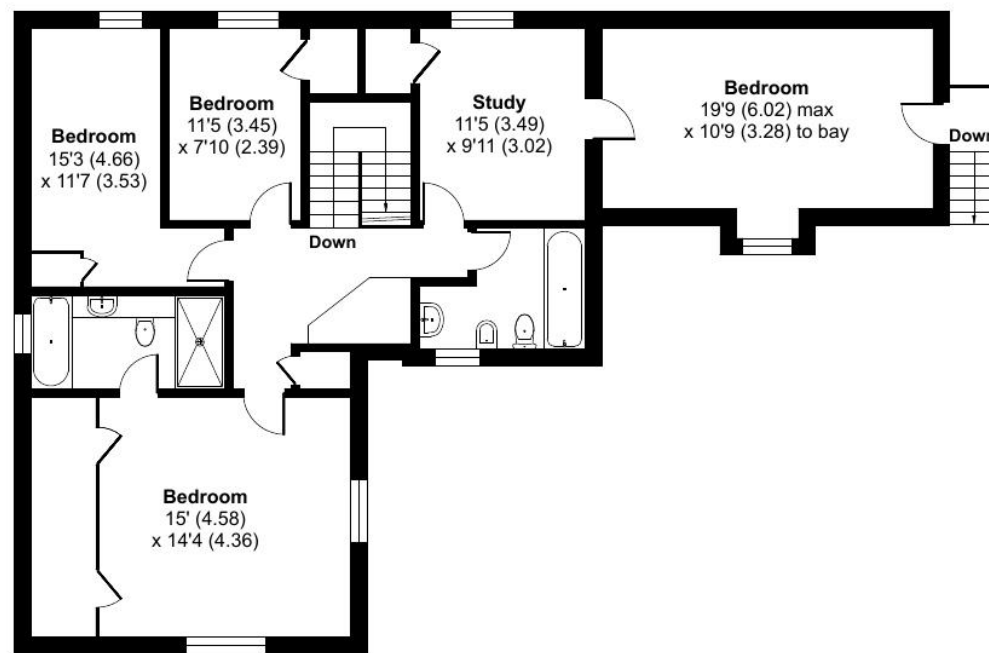
Garage = 442 sq ft / 41.1 sq m

Total = 2918 sq ft / 271.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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