

OLD BRYNYRHYDD FARMHOUSE

GLASBURY-ON-WYE, HR3 5LG



OLD BRYNYRHYDD FARMHOUSE

Hay-on-Wye 4 miles, Brecon 13 miles, Hereford 24 miles, Abergavenny 23 miles

A Unique opportunity to acquire a fantastic renovation project

1.24 Acres | 4 Bedroom Farmhouse | Traditional Buildings | Superb Views

For sale by Private Treaty



3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU

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FOR SALE BY PRIVATE TREATY
OFFERS IN EXCESS OF:
£250,000



DESCRIPTION

Old Brynrydd Farmhouse represents an exciting opportunity to purchase a renovation project situated in the heart of the Wye Valley. The property is situated in an elevated position overlooking the Wye valley with far reaching views towards the Black Mountains. The farmhouse is in need of significant expenditure to bring up to modern day living standards, however once completed would make a wonderful family home. The property is Grade II listed and is likely to date back to the late 16th Century and was listed for its cruck-framed sub-medieval origins.

A particular attribute to the property is the long traditional barn. A Grade II listed building, which again offers considerable potential subject to the relevant planning consents. The property also has the benefit of considerable gardens to the rear that extends to approximately 1.24 acres or thereabouts.

SITUATION

Old Brynrydd Farmhouse is situated only a short drive from the popular village of Glasbury-on-Wye which has the benefit of a fuel garage, village shop & post office and two pubs & restaurants. Hay-on-Wye again is only a short distance away and is world famous for its second-hand bookshops and the Hay Literary Festival. Hay is well serviced with many shops, restaurants, supermarket and Primary School. Secondary education is available in the nearby Gwernyfed High School and other private educational institutions can be found at Hereford and Brecon.



ACCOMODATION

The accommodation at Brynrydd Farmhouse is spread across two floors and whilst it is currently in a dilapidated state it offers a blank canvass and is waiting to be renovated.

Access to all of the living space is somewhat limited due to the condition of the building and therefore internal inspection will be limited to a few reception rooms.

Historically there were plans to renovate this property some 20 years ago and we are informed that Planning Permission was granted for this renovation, however this has since lapsed.

OUTSIDE

A particular feature of this property is the adjacent barn which provides potential for a host of various uses and/or conversion. This building is Grade II listed as part of a general group listing of the farmhouse.

The barn is part timber and stone construction with the following dimensions:

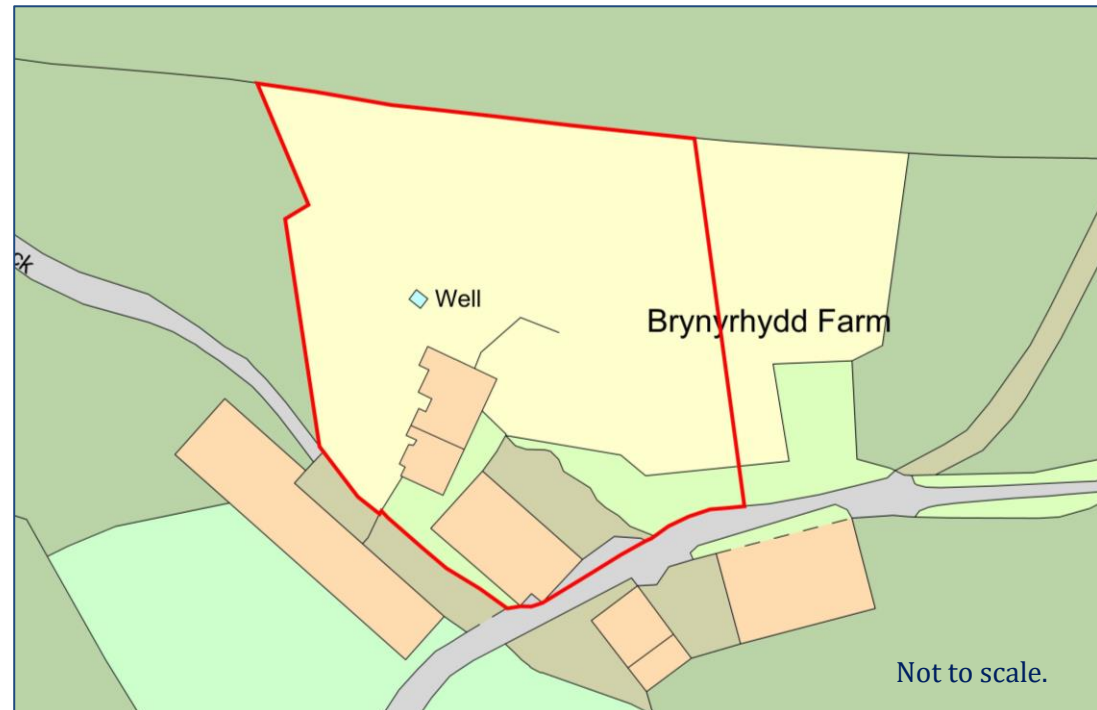
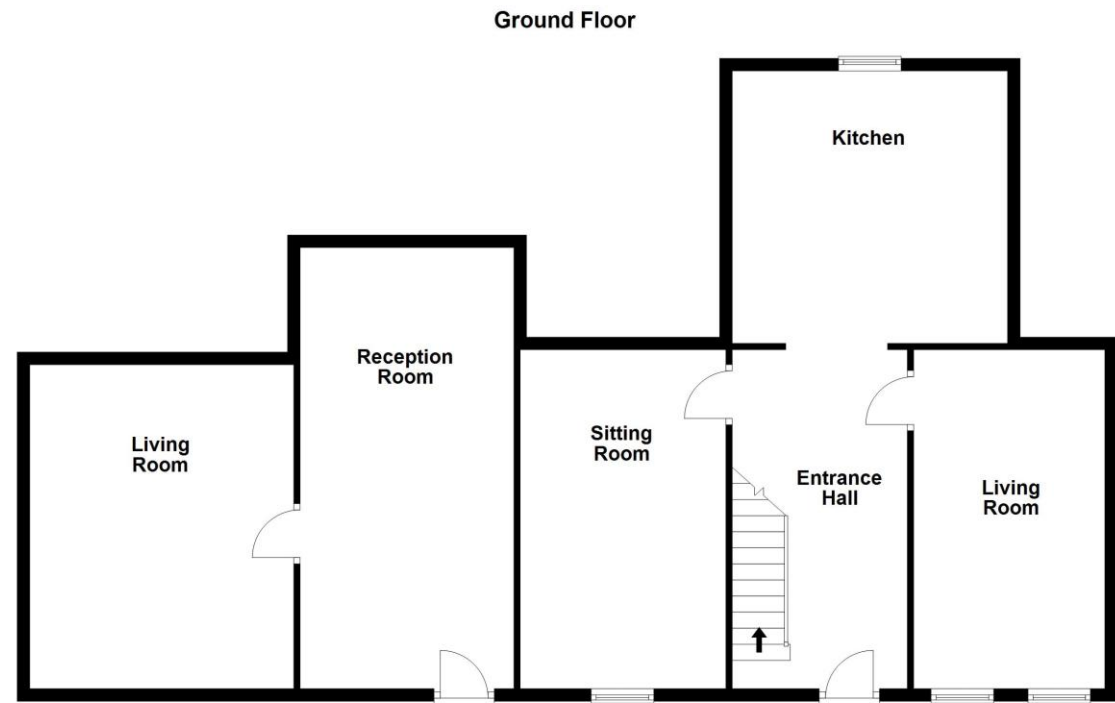
Main Barn 5.83m x 21.28m

Plus Adjoining Lean-to 6.23m x 18.54m

Surrounding the property is a large courtyard style area that provides for ample parking & turning area. To the rear of the house is a large garden and paddock that extends to approximately 1.24 acres and provides excellent outdoor space. There are existing farm buildings within the vicinity of the residence that do not form part of the property.

SERVICES

The property has the benefit of a separate metered mains electricity and water supply.



TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

The property is currently de-listed.

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.

Out of hours contact:

Matthew Nicholls 07811 521267 or

m.nicholls@sunderlands.co.uk

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

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.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the

Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

HEALTH & SAFETY

All viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and must be accompanied by the agent and neither the agents nor owners of the property take any responsibility for any injury however caused.

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.

