



The Old Barn
Upper Penforest, Clyro, Hereford, HR3 5JP

KEY FEATURES

Full of character this barn conversion is located in a peaceful rural setting near Clyro, offering a perfect blend of original features and modern comforts. With spacious and versatile accommodation, the property enjoys stunning views of the surrounding countryside, a generous garden, and ample parking. Ideal as a family home or countryside retreat, it promises a tranquil lifestyle with easy access to nearby town of Hay on Wye being just 3.2 miles

The accommodation is arranged over two floors, offering practical and versatile living spaces. The ground floor includes a useful utility area with a downstairs cloakroom, a spacious kitchen/breakfast room, and a large living room featuring a stone fireplace and double-glazed doors that open onto the patio, showcasing lovely views. Additionally, this floor benefits from an extra room, ideal for use as a dining room, playroom, or home office. The first floor comprises four bedrooms and a family bathroom. The master bedroom enjoys wonderful views and benefits from an en-suite. The property features a driveway with ample parking and a lovely spacious garden mostly laid to lawn and complete with a charming pond.

The village of Clyro is located approximately one and a half miles from Hay on Wye, Clyro itself offers a garage/shop, primary school, church, and with a village hall that has regular events including a pop-up pub, post office service and weekly café. Hay-on-Wye has a wider range of facilities and includes a supermarket, doctors and dental surgeries, post office, library, etc. It also holds its famous Hay Festival of literature each year. Clyro is situated off the main A438 Hereford to Brecon Road providing good access to the surrounding countryside, renowned for its outstanding natural beauty and also providing many varied outdoor pursuits.



Walk Inside

The main entrance door opens into the utility space, which includes useful storage cupboards, a downstairs cloakroom, and a recess for white goods.

From here, steps lead down to the kitchen/breakfast room, a spacious and inviting area fitted with bespoke wooden units and storage cupboard, and door to the hallway.

A set of glazed double doors with side glass panels opens into the living room, a generous space featuring an attractive stone fireplace with an inset wood-burning stove (please note this has not been tested or certified).

Another set of glazed double doors in the living room provides access to the patio area.

From this room, a door leads to a few steps up to an additional versatile room that can be used for a variety of purposes. From the kitchen, a door leads into the hallway, which provides further exterior access through a side door.



First Floor

The staircase ascends to the first-floor landing, which showcases charming, exposed timbers, a window flanked by glass panels to enhance natural light, and high ceilings.

This floor features the master bedroom, complete with an en-suite and large window that offer stunning views of The Black Mountains. Additionally, there are three further bedrooms, including one particularly spacious room, along with a family bathroom.

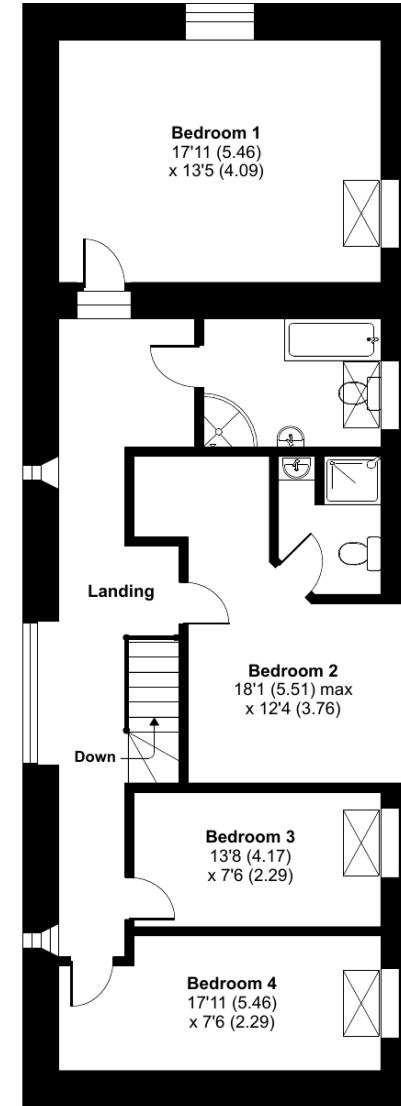
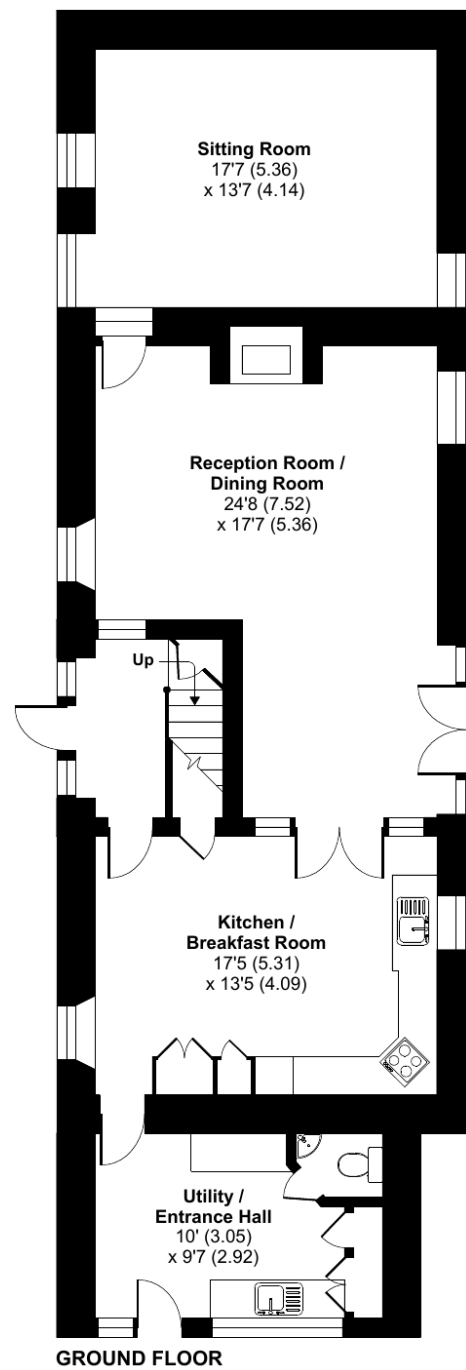


FLOORPLAN

The Old Barn, Upper Penforest, Clyro, Hereford, HR3

Approximate Area = 2220 sq ft / 206.2 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarneys. REF: 1226463



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. OC310186 Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA. Printed 04.04.2023



Walk Outside

The property is approached via a private lane that leads to the driveway.

To the right, a gate opens into the spacious garden, which is mostly laid to lawn.

The garden features a small patio area, a raised decking (which requires some attention), and is bordered by mature hedges, shrubs, and fruit trees, creating a peaceful and private outdoor space.



GENERAL

SERVICES: We are informed that the property is connected to mains electricity, water, and private drainage via septic tank owned by the neighboring property.

HEATING: Oil fired central heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band F

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: Leave Hay on Wye on the B4351 across the bridge towards the village of Clyro. Drive through Clyro, passing left of the Church and continue for a mile and take the next left signposted Painscastle. Continue on this winding road for a further mile, pass a large farm on the right and take the next driveway on the right as the road widens. The property is found at the end of this drive and signed accordingly.

WHAT3WORDS///cooks.goals.comforted

VIEWING: By appointment through selling agents – McCartneys LLP

Hay on Wye Office: 01497 820605

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

NOTICE: 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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