

Hazelgrove

Felindre, Brecon, Powys, LD3 0TB

FINE & COUNTRY

KEY FEATURES

Hazelgrove is an attractive spacious five bed detached property set in beautiful and well-maintained gardens with private drive and garage, located in the quiet village of Felindre.

The spacious accommodation is set over two floors comprising large kitchen/dining room, utility, music room, living room and sunroom. To the first floor there are five double bedrooms(two of which benefit from en-suites) and family bathroom. The property is complemented by delightful gardens with herbaceous borders, vegetable area, orchard and small barn along with 3 sheds.



LOCATION

Felindre is a rural community that benefits from a public house and village hall, with Hay-on-Wye (5 miles) and Talgarth just 3 miles away offering a wider range of social shopping, such as butchers, The Mill Bakery & Café, Library, primary school, doctors, take aways and swimming pool.

The area is well known for its outstanding natural beauty within the Wye Valley, Brecon Beacons National Park and Black Mountains all being within easy reach and providing a wide range of outdoor activities such as trekking and canoeing.



STEP INSIDE

The front door opens into a spacious entrance hall with wooden floor, staircase to the first floor and downstairs cloakroom.

To the left is the kitchen/dining room with tiled floor, dual aspect windows, a great range of fitted wall and base units with concealed pantry cupboard, countertops with double bowl sink and drainer, and including integrated fridge, freezer, dishwasher, oven and grill, and induction hob with extractor fan over. There is ample space for a dining room table and chairs and door to the study, which is currently used as a music room which has French doors out to the rear garden and can also be accessed via the hallway.

From the kitchen a door leads into the utility, with tiled floor, wall and base units with recess for white goods, sink and drainer, window and doors to the rear garden and garage.

To the right of the entrance hall is the sitting room, with a stone arched fireplace with Jotul wood burning stove and stone hearth, dual aspect windows, two sets of French doors, one opening out onto the patio and one opening into the sun room. This room is a light and airy room with a further set of French doors opening out to a separate patio area with beautiful views of the well maintained gardens.















The staircase provides access to the first floor landing with five double bedrooms all benefitting from built in wardrobes. The master bedroom benefits from an en-suite shower room and bedroom two also has an en-suite.
The bedrooms (except bedroom 3) have lovely views of the pretty gardens and surrounding countryside.

The family bathroom comprises bath with shower over, wash hand basin, w.c., heated towel rail and roof light.







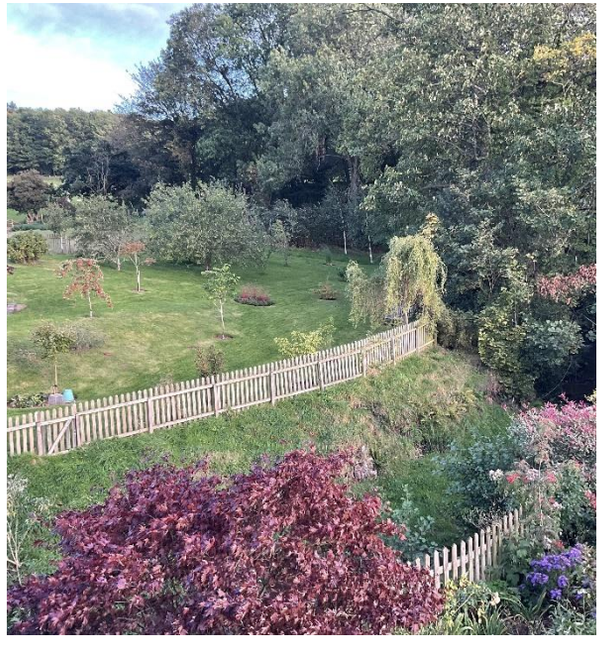












GENERAL

SERVICES: We are informed that the property is connected to mains electric, water and drainage.

HEATING: Oil fired central heating.

Council Tax Band: G

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

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.

What3words: ///shielding.shameless.wanted

VIEWING: By appointment through selling agents –01874 427290
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm or Sat: 9:00 am - 1:00 pm

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

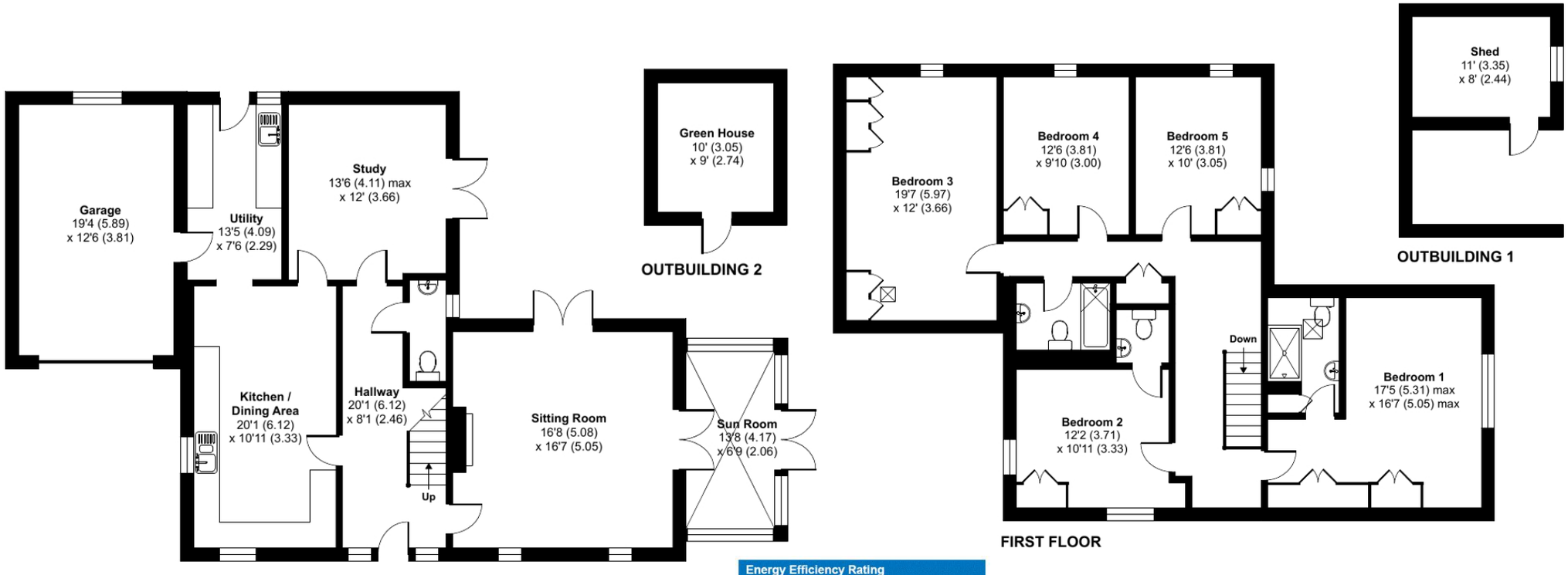
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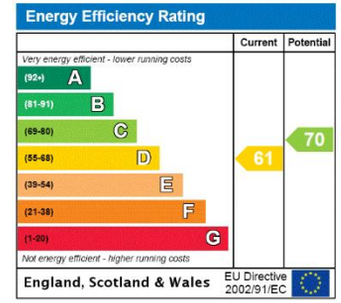
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REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186

FLOORPLAN

Approximate Area = 2289 sq ft / 212.6 sq m
Garage = 232 sq ft / 21.5 sq m
Outbuildings = 271 sq ft / 25.2 sq m
Total = 2792 sq ft / 259.4 sq m
For identification only - Not to scale





The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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

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STEP OUTSIDE

The property is approached by a private driveway which leads to the parking area and garage with electric roller door. To the rear the house is surrounded by patio areas, immaculately presented gardens, a variety of mature trees, shrubs, flowers and a wooden barn with power and electricity.

Through a flowered archway is a wooden footbridge that continues to a further slightly elevated garden with raised vegetable beds, an orchard of fruit trees, amazing far-reaching views and three useful garden sheds. To the side of the property, is a patio area that leads out from the Sunroom.









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