



Threeways, Cusop Dingle, Hay-On-Wye, Hereford, HR3 5RQ

Offers in the region of £599,950



Holters
Local Agent, National Exposure

Threeways, Cusop Dingle, Hay-On-Wye, Hereford, HR3 5RQ

Tucked away in the ever-popular Cusop Dingle and a short walk to Hay-on-Wye for a coffee, this wonderful detached cottage sits proudly in an elevated position, enjoying superb countryside views, beautiful grounds of approximately half an acre and the perfect blend of character charm with modern day comfort. Properties in this location are always highly sought after, and once you arrive it is easy to see why!

- Stunning Detached Cottage
- Mix of Modern Comforts & Original Character Features
- Extended Accommodation With Optional Fourth Mezzanine Bedroom
- Ample Off Road Parking | EPC - E
- In the Highly Sought After Location of Cusop Dingle
- Stunning Kitchen, with Light Aspect
- Offering Three Double Bedrooms
- In an Elevated Position Enjoying Countryside Views
- Two Reception Rooms with Cosy Wood Burning Stove
- Grounds Extending to Half an Acre of with Lawn and Wooded Copse

The Property
Occupying a superb hillside setting within Cusop Dingle, just a short distance from the famous book town of Hay-on-Wye, this beautifully presented detached cottage which dates back to 1880 offers a rare lifestyle opportunity. Full of warmth and personality, the property has been thoughtfully improved and extended by the current owners, creating a home that perfectly combines original cottage features with stylish contemporary additions. From the exposed beams and stone fireplace to the bright modern kitchen extension and far-reaching outlook, there is so much to admire here. The accommodation is both practical and flexible, ideal for families, buyers seeking a peaceful retreat, or those wanting space to work from home.

As you approach the property, a door opens directly into the stunning kitchen/dining room, and what an introduction to the home it is. This superb extended space has been designed to make the most of the wonderful setting, with a vaulted ceiling, rooflights and large picture glazing framing the surrounding countryside beautifully. Flooded with natural light, it offers ample fitted units, extensive work surfaces and space for dining, making it the true heart of the house and a fantastic place to cook, entertain or simply sit and enjoy the outlook. Doors open directly onto the patio and garden. Leading through from the kitchen you step into the main reception room, a fabulous character space with exposed beams, timber flooring and a striking central stone fireplace housing a woodburning stove, which is open double sided giving a cosy feel to both reception rooms. These rooms instantly give a warm

and welcoming feel and you can easily imagine relaxing here on a winter's evening with the fire lit. The second reception room lies beyond and provides another generous and versatile living space. Currently used as a sitting room, it would also make an excellent snug, playroom or home office if required. Again, character features continue with exposed timbers and a pleasant outlook from the windows.

The remainder of the ground floor accommodation provides a side hall, which gives access via a circular stair to the optional fourth bedroom, together with access to a stylish modern ground floor shower room, which is fitted with a contemporary white suite, ideal for guests or everyday family life.

The first floor accommodation continues to impress. There are three double bedrooms in total, all enjoying plenty of character and natural light. The principal bedroom is a spacious room with a pleasant outlook and excellent proportions. Bedroom two is another comfortable double, while bedroom three is ideal for children, guests or a study if preferred. The family bathroom is attractively fitted and offers a modern suite with bath and shower over. A further staircase rises to the mezzanine level, currently used as an occasional bedroom, providing excellent additional flexibility. This would be ideal as a hobbies room, home office, teenage den or optional fourth bedroom.

Outside
Externally the property enjoys grounds extending to approximately half an acre, which are a real delight. There is a generous lawned garden, ideal for children or

entertaining, together with patio seating areas perfectly placed to enjoy the peaceful surroundings. To one side the garden extends into a wooded copse, creating a lovely natural backdrop and adding privacy and character to the setting. Mature shrubs and planting soften the landscape beautifully, while the elevated position ensures the views are always on show. There is also a useful detached outbuilding/store, ideal for storage or a workshop. The property enjoys both a side vehicular access which provides a private drive and ample parking, together with a second pedestrian access which climbs from the roadside to the front.

This really is a special home in one of the area's most desirable locations. A charming detached cottage, stylishly improved, with land, views and character in abundance. Viewing is highly recommended.

The Location
Encompassed by stunning scenic countryside with rolling hill tops, crop fields and pasture land stocked with sheep and cattle as far as the eye can see, Cusop Dingle is a 1 mile drive from Hay-on-Wye. Located directly opposite the Offa's Dyke Path giving endless opportunities to explore the wonderful local scenery. The town is renowned for its outstanding natural beauty and is found within the Brecon Beacon National Park. As a whole, the area is a haven for nature enthusiasts and those of an active disposition including walkers and cyclists, plus many more and present a variety of outdoor pursuits.

Positioned directly on the English/Welsh border, Hay-on-Wye sits alongside the



picturesque River Wye and stakes claim to an annual, world famous literary festival and is often described as "the town of books", and the National Book Town of Wales. The vibrant town centre offers an extensive range of independently owned shops and facilities from butchers and deli's to boutiques and of course second hand book shops. There is also a post office, dentists, doctors surgery, chemist, bakeries, a variety of sports clubs, a builders merchants, as well as a good selection of coffee shops, restaurants and pubs. There is a Co Op supermarket on the edge of the town, a primary school, library and a local farmers market, which runs every Thursday. The property lies within the catchment area of the well respected Fairfield High School which is currently rated outstanding with Ofsted. Further afield, larger supermarkets, leisure facilities and transport links via bus or railway stations can be found in Kington, which is 12 miles north, Brecon, which is 15 miles south-west and the Cathedral city of Hereford, which is 19 miles east.

Nearest Towns

- Hay-on-Wye - 1 mile
- Brecon - 16 miles
- Hereford - 20 miles
- Abergavenny - 26 miles

Services

We are informed the property is connected to mains water and electricity.

Heating

Air Source Heating which comes with an RHI Grant with 3 years remaining with a quarterly repayment of £470.

Council Tax

Powys County Council - Band E.

Tenure

We are informed the property is of freehold tenure.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to

paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Threeways, Cusop, Hay-on-Wye, Hereford, HR3



