

Holters

Local Agent, National Exposure

4 Bridge Street, Hay-On-Wye, Powys, HR3 5DE

Offers in the region of £595,000



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Bridge the gap between you and what could be your forever home by simply picking up the phone and arranging a viewing of 4 Bridge Street in Hay-on-Wye today! This beautiful, Grade II Listed property offers 4 double bedrooms, a self-contained annexe, a west facing garden and stunning views over the River Wye.

Key Features

- Double Fronted, Period House
- 4 Double Bedrooms
- 3 Reception Rooms & 3 Bathrooms
- Self-Contained, 1 Bedroomed Annexe
- Spacious Accommodation Over 4 Storeys
- Landscaped, West Facing Garden & Rear Courtyard
- Character Features Throughout
- Beautiful Views Over Neighbouring River Wye
- Direct Access onto Riverwalk/Footpath
- Town Centre Position, Approx. 150 Yards from Shops
- Grade II Listed

The Property

Introducing No.4 Bridge Street, which is an attractive, double fronted, period property located on the edge of the extremely popular and world famous town of Hay-on-Wye, found directly on the Welsh/English border within the picturesque Wye Valley and Brecon Beacon National Park.

Offering well maintained and spacious accommodation over 4 storeys, No.4 Bridge Street is a unique, Grade II Listed dwelling, which dates back circa early 1800's and offers the best of both town and country living by being conveniently situated approximately 150 yards from the vibrant town centre with its many

independently owned shops and facilities, while in contrast follow the riverwalk/footpath, which passes the garden and you will soon find yourself roaming the surrounding beautiful countryside and enjoying picturesque views up and down the River Wye.

The house retains original features such as flagstone flooring, sash windows, fireplaces and a stone staircase whilst also offering a pleasant blend of contemporary finishings. In total, there are 4 double bedrooms, 3 reception rooms and 3 bathrooms, as well as a kitchen, useful utility and dressing room. Windows looking west frame stunning countryside and river views beyond the garden, while on the lower ground floor the impressive vaulted cellar area has been converted into a self-contained annexe, which could be an ideal and lucrative holiday-let, especially for those visiting the famous Hay Festival.

Outside, one of the many admirable features this wonderful property offers is the landscaped, west facing garden, which is a delightful space to relax within the warmer months of the year. The garden has stone walled borders and is stocked with a wide variety of mature shrubs and specimen trees, along with flowered beds, storage sheds, paved seating areas and pathways providing access to all corners. The current owners run a pop-up coffee shop from the garden from one the out-buildings and by doing so also have a W.C block. As forementioned, the garden provides direct access out onto the footpath providing endless walking opportunities along the riverside. A short distance along the footpath finds Wyeford Car Park where unrestricted

parking is available. The property does not have designated parking however permits are also available to purchase from the council for parking within the town centre. In addition and found at the back of the house is a further courtyard area, which is accessed from the kitchen and utility.

Inside, the accommodation is made up on the ground floor of a hallway with stairs rising off to the first floor, a living room, dining room, study, kitchen and utility. On the first floor, a landing area gives way to 2 double bedrooms, a bathroom and a dressing room. Bedroom one has the benefit of a private en-suite, while a door from the landing area opens to a stairwell, which provides access to the top floor and a further bathroom. The top floor comprises of 2 more double bedrooms. On the lower ground floor, the annexe has an open-plan lounge/diner complete with kitchenette, as well as a bathroom and another sizeable bedroom. A 'Worcester' boiler was newly installed in 2025.

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, the area of Hay-on-Wye 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. 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.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F.

Nearest Towns/Cities

Kington - Approximately 12 miles
Brecon - Approximately 15 miles
Hereford - Approximately 19 miles
Builth Wells - Approximately 19 miles
Leominster - Approximately 23 miles

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 30-36MB. Interested parties are advised to make their own enquiries.

What3words

quibble.custodian.dance

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe 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.

Wayleaves, Easements and Rights of Way

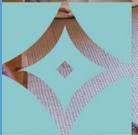
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holders 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 Holders 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.



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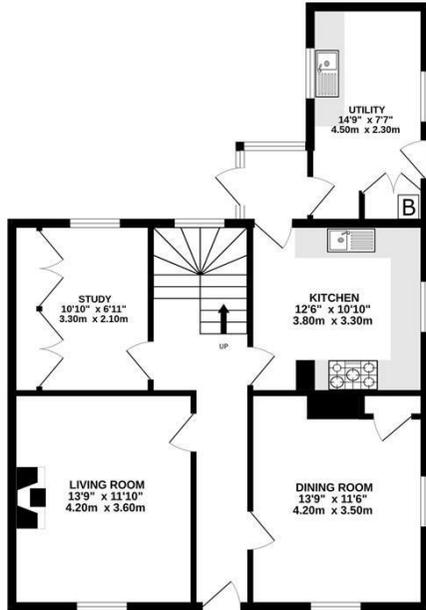


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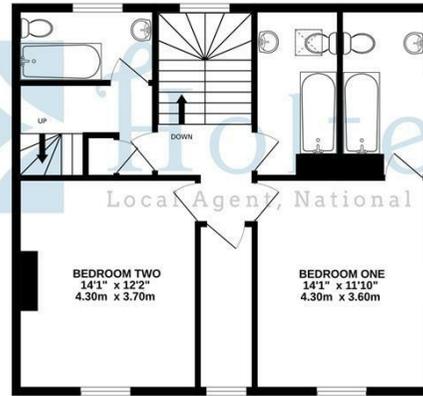


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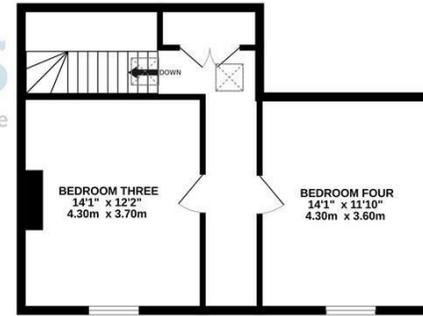
GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



2ND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

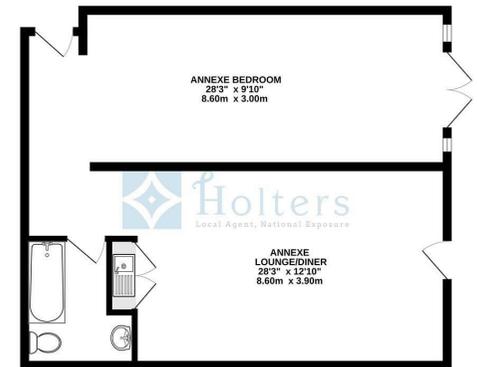


TOTAL FLOOR AREA: 1946 sq.ft. (180.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.8 sq.m.) approx.
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