



Lyndhurst, Oxford Road, Hay-On-Wye, HR3 5AJ
Price £735,000

Lyndhurst Oxford Road

Hay-On-Wye

Situated within the charming town of Hay-On-Wye, this delightful Early Georgian townhouse house offers four spacious bedrooms in a beautifully renovated period property which oozes with character. There is an additional separate annexe used as a holiday let but could as easily be utilised for guests or family members.

Offering both the convenience of being in Hay town (opposite the castle) and having open countryside and far reaching views to the rear, make this an exciting and unique opportunity.

Hay-On-Wye is renowned for its picturesque scenery and vibrant community, making it an excellent choice for those who appreciate both tranquillity and local culture. With its rich literary history and stunning landscapes, this town offers a unique lifestyle that is hard to resist.

In summary, this semi-detached period property in Hay-On-Wye presents an exceptional opportunity for anyone looking to settle in a beautiful area with ample space and modern amenities. Don't miss the chance to make this lovely property your new home.

- Three storey refurbished Early Georgian Townhouse
- Separate purpose built annexe
- South facing garden with open rural views
- Four double bedrooms 2 with en-suite
- Ample parking for several vehicles
- Living room & Kitchen/Breakfast room
- Dining room with doors onto decked terrace
- Laundry room, WC & cellar
- Large garden with garden room
- No onward chain

Material Information

Price £735,000

Tenure: Freehold

Local Authority: Powys County Council

Council Tax: E

EPC: D (57)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Approximate total area

1848 ft²

171.8 m²

Reduced headroom

58 ft²

5.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IP3C standard. Measurements are approximate and not to scale. The floor plan is intended for illustration only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Sympathetically restored to offer modern convenience alongside traditional character the beautifully presented, gas centrally heated accommodation comprises; entrance hall, living room, open plan kitchen/breakfast room and dining room, utility/laundry room, downstairs WC, two double bedrooms with en-suite wet rooms on the first floor and two further double bedrooms and a bathroom on the second floor. There is also a useful useable cellar and outside brick built storage shed and wood store.

Property Description

Accessed from the front through a porch to a decorative glazed door opening into the entrance hall with original tiled floor, stairs leading up and doors off to the living room which features exposed wooden floorboards, bay window with shutters and a wood burning stove on a slate hearth with fitted shelving and cupboards either side. From the hall a further door leads to the kitchen/breakfast room with terracotta tiled floor, double glazed window to the side, range of wall, base and drawer units with granite work tops, inset Belfast sink, gas hob with extractor over, electric oven and solid fuel range with fully tiled surround. A door leads to the useful cellar. The dining room has wooden flooring and a double glazed window to the side and double glazed patio doors opening onto the rear garden, a door leads into the laundry/utility room with fitted storage cupboard, quarry tile flooring, wooden worktop with shelving above and plumbing for a washing machine under and a further door opening to the WC. From the hallway carpeted stairs rise up to the landing with a window to the side and doors to - bedroom one has a sash bay window to the front, feature fireplace with fitted wardrobes either side housing hanging space and shelving and a folding door to the en-suite wet room with underfloor heating, shower screen, WC, half pedestal wash basin, heated towel rail and fully tiled floor and walls. Bedroom two has a feature fireplace, sash window to the rear, fitted shelving and cupboards with hanging space and shelving and a useful pull down double bed, a folding door opens to the en-suite wet room with underfloor heating, shower screen, half pedestal wash basin, WC and a freestanding bath. Stairs rise again to the second floor landing that features a seating area with velux window and window to the side, bedroom three has a wooden floor, sash window to the rear and feature fireplace with tiled hearth, bedroom four has a wooden floor and sash window to the front. The shower room benefits from wooden flooring, tiled shower cubicle, pedestal hand basin, WC, heated towel rail and velux window. THE ANNEXE located away from the main house at the far end of the plot is this purpose built annexe which has been used as a successful Air BnB holiday let. The main entrance door from the parking area leads into the bedroom which has a door to a shower room with shower cubicle containing an electric shower, WC, corner basin and extractor fan, a further door opens to the outside with access and views to the footpath and fields behind. Stairs lead up to the open plan living accommodation that comprises of a kitchen area with wooden worktop, Belfast sink, storage shelves and a breakfast bar, the dining area consists of fitted bench seats and a table and the sitting area has a wood burning stove and door to Juliet balcony with views towards the distant mountains.

Gardens & Parking

Double doors open from the dining area out onto an elevated decked area providing wonderful views of the countryside and distant mountains behind the property. Here is also access to a brick built storage shed, wood store and the central heating boiler. Steps lead down to the main South facing garden enclosed to one side by a stone wall where there is a gravel seating area under a pergola with adjacent lawn and borders housing various flowers, plants and small trees, a gravel path leads further down to a well stocked central border behind which can be found the GARDEN ROOM which features built in storage cupboards, power, light and double glazed patio doors to the front. The next area is enclosed by a picket fence with gate giving access to the GREENHOUSE and a range of raised beds, a secure gate that leads to wooden steps down to the large gravel parking area suitable for several vehicles and that leads to the separate ANNEXE.

Location

Wonderfully situated within the heart of Hay-On-Wye with all the amenities it has to offer close at hand, yet with open countryside walks and far reaching views literally on the doorstep this property really does offer 'the best of both worlds'. World renowned for books and bookshops. Its unique position on the border between England and Wales makes Hay ideal for visitors to explore and enjoy the beautiful border country and its annual literary festival attracts visitors and celebrities alike each May/June. The town itself has a population of around 2000 people and offers all of the amenities you might need with supermarkets, independent shops of all kinds, pubs, restaurants, doctors, schools and transport links as well as tourist attractions such as Hay castle and Offa's Dyke footpath.

Services

Mains water, drainage, gas and electric are connected to the property
Powys County Council Tax Band E
Tenure Freehold

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Likely Likely
Vodafone Limited Limited

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 19 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach

Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From Hereford travel along the A438 until reaching Clyro and turn left onto the B4351. Cross the bridge and turn right at the T junction onto Belmont Rd, go up the hill and turn left into Oxford Rod where the property can be found on the left a short distance after the car park.



