



Boatside Farm, Hay-on-Wye, Herefordshire, HR3 5RS





**Boatside Farm
Hay-on-Wye
Herefordshire
HR3 5RS**

Summary of features:-

- A splendid period house set in approximately 2½ acres
- Extensive and beautifully presented accommodation
- Stunning views over the Wye Valley toward Hay-on-Wye and the Black Mountains beyond
- Separate cottage living accommodation

**Hay-on-Wye ½ mile
Brecon 16½ miles
Hereford 21½ miles**

Description

Boatside Farm is a charming Georgian period property found in an elevated position overlooking the Wye Valley with stunning views towards Hay-on-Wye and the Black Mountains.

Set in beautiful grounds with a walled garden the property is a haven of peace and tranquillity.

Situation

Boatside is situated just off a small lane which is accessed via the B4351 between Hay-on-Wye and Clyro.

The beautiful market town of Hay-on-Wye offers an excellent range of services and facilities including independent boutique shops, cafes, restaurants and public houses and a thriving outdoor market held every Thursday. Services include a medical practice, two dental surgeries, a primary school, church and a post office.

Hay is a popular and bustling town in the heart of the Wye Valley and a haven for tourists, known internationally for its range of second-hand bookshops and the annual Hay Literary Festival. Situated within the Brecon Beacons National Park the area also offers an excellent range of recreational opportunities.

Brecon is found some 16 miles away, Hereford 21 miles and Abergavenny 26 miles away. All three offer further services and facilities with the nearest train stations found in Hereford and Abergavenny. Motorway links are found at Worcester (M5), Newport (M4) and Ross-on-Wye (M50).

The Accommodation

Overall, the generously proportioned accommodation extends to approximately 4,800 sqft, retaining a wealth of character and period features and taking advantage of the far-reaching views over Hay and beyond to the Black Mountains.

The house is entered from the south-east through a door to the side into the main hall where there is a sitting room and drawing room to either side, both with far reaching views, with the sitting room also having a second window to the south.

The dining room is of an excellent proportion with a large window to the rear, an AGA and double doors leading to a kitchen which is fitted with modern units with built-in electric oven and microwave, an electric hob and stainless-steel sink. A set of double doors to the front and a rear door leads to the outside.

The central corridor leads to a downstairs W.C. with a separate shower room, a large utility room and access to the cellar.

A further door leads through to the cottage/annexe with a large open plan kitchen/living area enjoying the fabulous views. The kitchen is also fitted with an extensive range of modern units with ample storage and built in appliances. There are doors to the front and rear, a further storage room, separate sitting room and an adjacent study.

The staircase in the central hallway provides access to the first-floor where there are five double bedrooms, two of which have en-suite shower rooms, and a further single bedroom/study.



A doorway leads through to the separate cottage/annexe where there are two further bedrooms and a bathroom. A second staircase leads up to the attic which consists of two main rooms.

Outside

Approached along a private roadway, the property has driveways to both the front and rear. The front drive is tarmac with lawns either side before the land drops away towards the river Wye and the spectacular views over the valley. There is also a turning area, garage and two store buildings.

The rear gravel driveway sweeps past a lawn with trees to either side into a parking and turning area, with a two-bay car port and a further open-fronted fuel store.

To one side there is a level lawn area and the original walled garden.





Services

We are advised that the property is connected to mains water, mains electricity, private drainage and oil-fired central heating. Please note the services or service installations have not been tested.

Council Tax Band & Rateable Value

Boatside - Powys C Band "G"
The Cottage – Rateable value £2450

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye, leave the town on the B4351 towards Clyro. Once over the bridge, continue for just over 0.3 miles and at the top of the hill turn right into a country lane. Continue along this lane taking the turn into the second driveway on the right. Proceed along this road and then take the first entrance on the right-hand side.

What3words – swordfish.provider.started

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

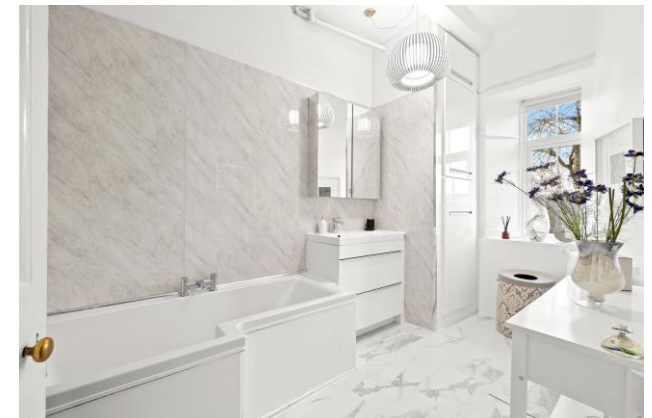
Contact tel: 01497 822522

Office opening hours:

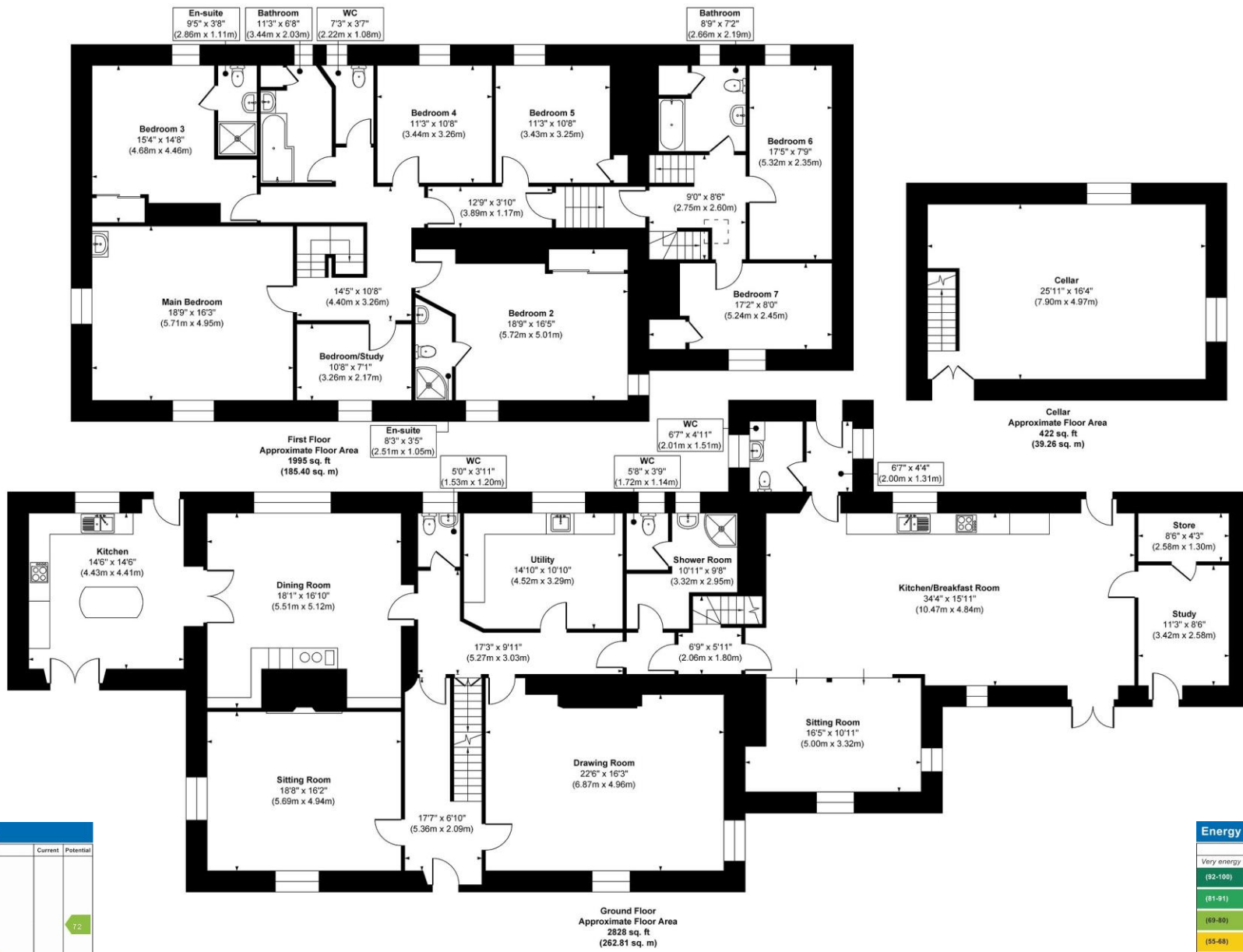
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757

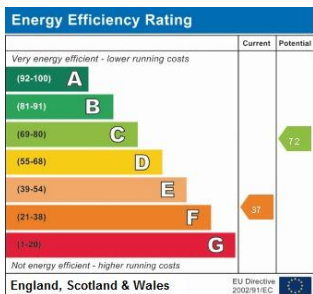


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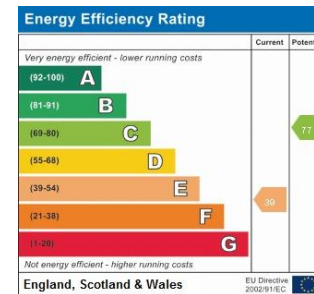


Approx. Gross Internal Floor Area
Main House = 4823 sq. ft / 448.21 sq. m
Garage = 422 sq. ft / 39.26 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Address:
Boatside Farm



Address:
Clyde Cottage



**Viewing by appointment through
Sunderlands**

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact:

Harry Aldrich-Blake 07717 410757

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.