



Hendre House, Bear Street, Hay-on-Wye, HR3 5AN







**Hendre House**  
**Bear Street**  
**Hay-on-Wye**  
**Herefordshire**  
**HR3 5AN**

Summary of features:-

- A beautiful seven bedroom townhouse
- Found in the heart of Hay-on-Wye
- Generous accommodation
- Large gardens, parking and a garage

**Brecon 16 miles**  
**Hereford 20 miles**  
**Abergavenny 26 miles**

## Description

Hendre House is a beautiful seven-bed townhouse found in the heart of Hay-on-Wye. The property is a much loved and well cared for family home which retains many of its original period features and was once used as a film set for a television drama. The property is set in generous grounds with a garage and parking and sits in an elevated position affording it wonderful views to the Golden Valley.

## Situation

Hay-on-Wye is a delightful border market town famous for its annual literary festival, held annually in the spring.

The town offers an excellent range of services and facilities including dentists, doctors' surgery, cinema, post office, chemist, library, various independent shops and a wealth of second hand and antique bookshops. There is a thriving and diverse market held every Thursday and a range of public houses, restaurants, cafes and bistros, all located within the town centre.

Hay-on-Wye also has a primary school and a further primary school can be found in Clifford, just a few miles away.

Hay-on-Wye is located in the most beautiful countryside within the Brecon Beacons national park and offers a wide range of leisure and recreational facilities. Brecon is further afield, approximately 16 miles and Hereford approximately 21 miles with the latter having a railway station with rail links to the rest of the country.

## The Accommodation

Entering through the front door into the hallway a door on the left-hand side gives access to the main reception room which runs the length of the house. This sitting / dining room features an impressive period fireplace at its heart with triple aspect including a bay window to the front.

A door from the dining area leads into the kitchen with fitted units, worktops, an electric cooker and stainless-steel sink and a walk-in pantry / utility room with shelving and a window.

A door from the kitchen gives access to the covered veranda garden and a further door links back to the main hallway.

On the right of the hallway there is a second large reception room with a fireplace, window to the front and a door leading to a downstairs W.C.

From the hallway a staircase leads to the first floor

On the first floor there are three large double bedrooms and a fourth room currently being used as an office. The first of two large family bathrooms can be found on this floor with its Victorian cistern and original roll top bath. All the rooms benefit from magnificent far-reaching views. A beautiful arched window to the front of the house floods this first floor landing with light.

On the second floor are three further good-sized double bedrooms and a second light and airy family bathroom all off a spacious landing.

The period features in this house have been lovingly retained and maintained by the current owners. They include sash windows and feature quarry tiles in the hallway, second reception room, kitchen and pantry.









## Outside

Attached to the property at the rear is a workshop, wood store and outside WC. To the side of the house is an exceptionally large detached double garage (8.28 x 4.42) that could accommodate at least 2 cars, with further off-street parking on the driveway for another 2 vehicles - a very rare feature within this historic market town.

There is a stunning south facing cottage garden stocked with mature shrubs, herbaceous perennials and trees which help to frame the wonderful view to the Hay Bluff beyond its stone wall boundary. There is a veranda looking out over the garden that runs the whole length of the house.



## Services

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

## Council Tax Band

Powys Council "F".

## Tenure

Freehold with vacant possession upon completion.

## Directions

From the Sunderlands office in the centre of Hay turn left and continue up to the top of the pavement and continue on to High Town. At the end turn tight uphill and past The Kilverts and onto Bear Street where the house is on the right.

What3words – reefs.invested.smoothly

## Viewing and Contact Details

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

Contact tel: 01497 822522

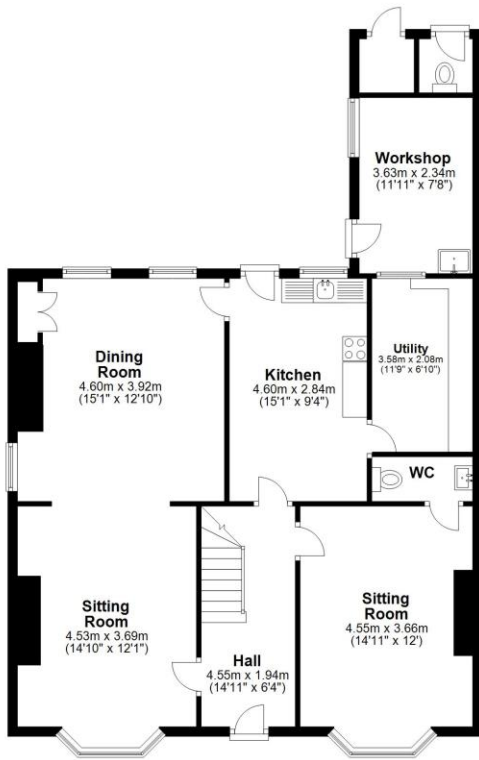
Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

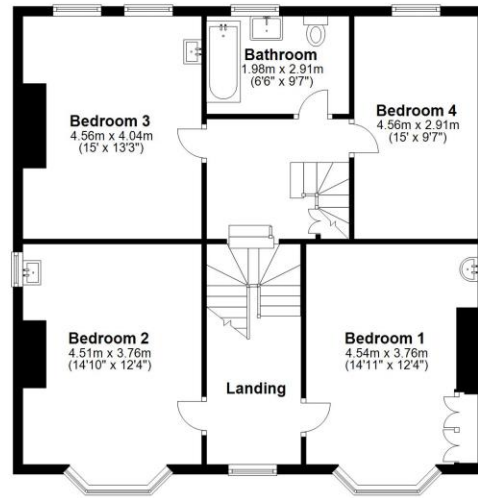
Out of hours contact:

Harry Aldrich-Blake 07717 410757

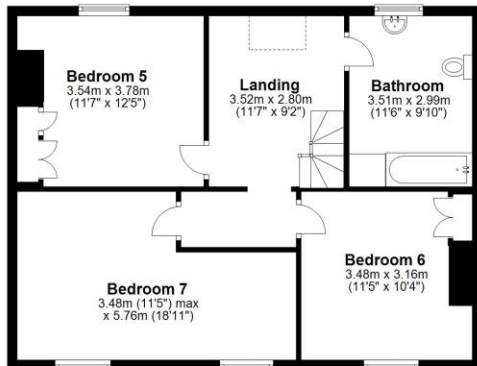
**Ground Floor**



**First Floor**



**Second Floor**



Total area: approx. 258.6 sq. metres (2783.7 sq. feet)

Floor plan produced for identification only. Not to Scale.  
Plan produced using PlanUp.

**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

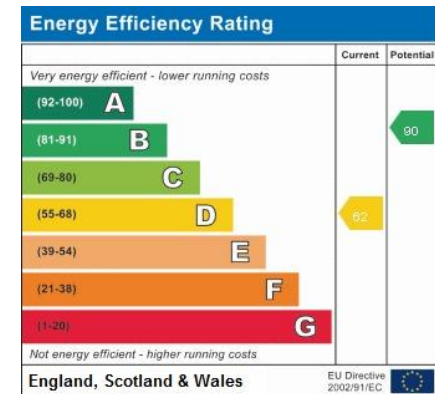
**Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ

Tel: 01432 356161

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[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



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