



West Cwm, Cusop, Hay-on-Wye, Herefordshire, HR3 5RF





**West Cwm
Cusop
Hay-on-Wye
Herefordshire
HR3 5RF**

Summary of features:-

- A splendid house found in a highly desirable location
- Extensive and beautifully appointed accommodation
- Generous gardens with far-reaching views
- Located just on the edge of Hay-on-Wye

**Hay-on-Wye 1 miles
Brecon 16 miles
Hereford 20 miles**

Description

West Cwm is a charming and stylish house found in an elevated position enjoying far-reaching views over the surrounding countryside.

The accommodation is generously appointed and includes five bedrooms, three bathrooms, a downstairs shower room, two main reception rooms, a generous hallway and a large open plan kitchen and living room.

Situation

The property is found at the 'church' end of Cusop village which is very closely connected to Hay-on-Wye in the heart of the Wye Valley.

Hay-on-Wye is known as the town of books and is famous for its annual literary festival held in the spring.

The town itself is located within the Brecon Beacons National Park and offers an extensive range of services and facilities including boutique and antique shops, a small Co-op supermarket, art galleries, two dental surgeries, a primary school, post office, library and a medical practice. There is a range of public houses as well as smaller restaurants and a bustling outdoor market every Thursday.

Main city services can be found in the cathedral city of Hereford some 20 miles away and Brecon (16 miles) both of which offer independent education institutions and a wide range of leisure activities including walking, cycling and riding as well as water sports on Llangorse Lake.

The Accommodation

The accommodation is entered through the front door into a light and spacious hallway which features a tiled floor and a brick and oak lintel fireplace with wood-burning stove.

Immediately to the left-hand side is the study with a square sash window to one side, a bookcase and a feature fireplace with a wood-burning stove.

The light and airy sitting room is of an exceptional proportion taking advantage of high ceilings with cornice plasterwork and coving, a fireplace with a stove, two large sash windows and an engineered oak floor.

A further door leads into the stunning kitchen area where a door immediately on the right-hand side leads to a useful pantry. A door immediately ahead gives access to a boot room and a shower room and a further door leads to the utility room.

The kitchen itself is well equipped with a wide range of wall and base units, polished granite worktops, a Rayburn and an integral electric oven with two ring gas hob.

The kitchen opens out into the dining and living area with a wood-burning stove and doors leading out to a veranda which gives a lovely light and airy outlook. The dining area also has two large windows giving further opportunity to enjoy the delightful views.



From the hallway, a staircase leads to the first-floor landing providing access to three of the five bedrooms and a shower room.

The main bedroom is of excellent proportion with built-in wardrobes, a square bay window, a walk-in wardrobe and a further door giving direct access to the main shower room.

Bedrooms two and three are also double in proportion with bedroom two having the benefit of an en-suite bathroom comprising a panel bath with shower over, close-coupled w.c, wash-hand basin and a Velux window.

Also on the first landing is a shower room with a shower cubicle, close-coupled w.c and a wash-hand basin. A useful storeroom with a window is located between bedrooms two and three.

A further staircase leads to the second floor where bedrooms four and five are found. Both rooms are of double proportion and enjoy beautiful views over the surrounding countryside.

There is also a shower room which features a shower cubicle, w.c and a wash hand basin. Adjacent to bedroom four is a doorway which gives access to a useful loft area.

Overall, this superb property offers beautifully bright and light accommodation with most windows enjoying the delightful surrounding views.



Outside

The property is approached from the lane into the in and out gravel driveway with access to the garage (5.24m x 3.37m) with power, lighting, space for storage over and a rear pedestrian door out into the garden.

The gardens surrounding the house are a true delight.

There is a separate walled garden with a useful greenhouse, floral borders and a patio area.

Adjacent to the kitchen there is a covered veranda with a glazed balustrade taking advantage of the delightful view back towards Hay-on-Wye.

Within the garden there are further useful outhouses, storage and raised vegetable beds.





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

Herefordshire County Council Band "G"

Tenure

Freehold with vacant possession upon completion.

Directions

From the centre of Hay-on-Wye take the B4348 towards Hardwicke and proceed over the Dulas Brook bridge into Cusop. Take the next right-hand turn after the bridge into Cusop Dingle.

Continue along this road proceeding up the hill and then take the left-hand turn (signposted St Mary's Church).

Proceed up the hill and take the first turning on the left into 'Thirty Acres' where the property will be found first on the left-hand side.

What3words Ref:
//tripods.handbook.mixed

rightmove
find your happy

Zoopla.co.uk
Smarter property search

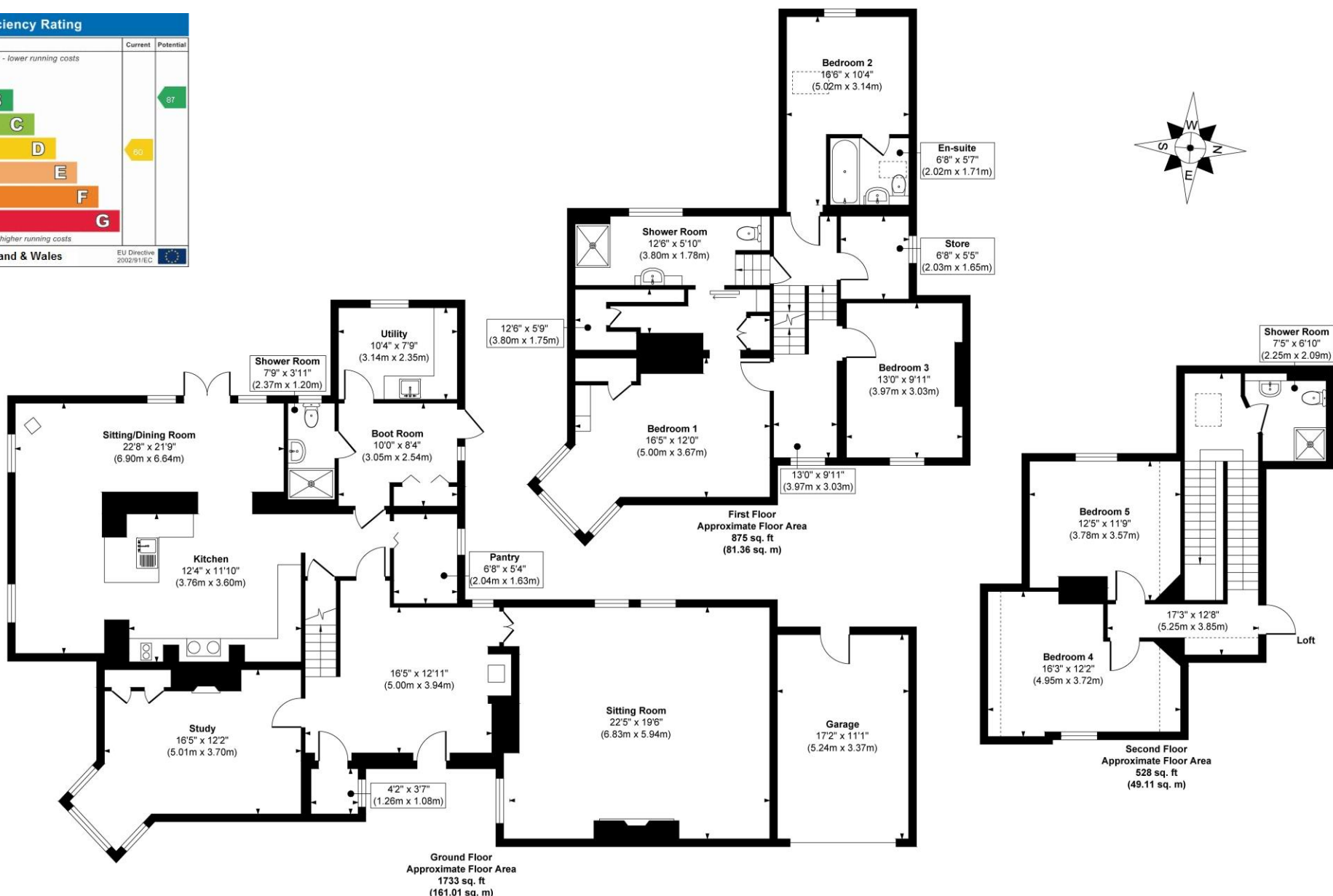
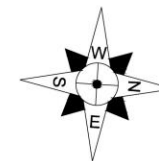


Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.
Contact tel: 01497 822522
Email: hay@sunderlands.co.uk
Office opening hours:
Mon-Fri 9.00-17.00 Sat 9.00-12.00.
Out of hours contact:
Harry Aldrich-Blake 07717 410757



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area
Main House = 3136 sq. ft / 291.48 sq. m
Garage = 189 sq. ft / 17.65 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.
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

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.