



Lamb House, Wyeford Road, Hay-on-Wye, HR3 5BJ



**Lamb House
Wyeford Road
Hay-on-Wye
Herefordshire
HR3 5BJ**

- A fine period house with generous contemporary style accommodation
- Completed to an exceptional standard
- 4 bedrooms with 2 en-suites, open kitchen diner, 2 further reception rooms, ground floor W.C
- Excellent location with garden and parking

**Brecon 15 miles
Hereford 20 miles
Abergavenny 26 miles**

Description

A stunning renovated house with generously appointed accommodation found in the highly desirable market town of Hay-on-Wye.

This exquisite townhouse has been the subject of a meticulous renovation project completed to an exceptional standard.

Location

Lamb House is found in the heart of the bustling market town of Hay-on-Wye and is convenient for the town's excellent range of facilities including many independent shops, cafes and public houses.

Hay-on-Wye is a popular town situated in the heart of the Wye Valley and within the Brecon Beacons National Park offering excellent recreation opportunities including beautiful river walks from the doorstep.

The town is known internationally for its range of second-hand bookshops and the Hay Literary Festival held annually during the Spring. A thriving market is held every Thursday and many other festivals throughout the year.

Accommodation

The property is entered through the front door into the hallway where there is a cloakroom with a large w.c and storage cupboard and access into the useful cellar.

Immediately to the left a step leads up into the open plan kitchen and dining area. This is a beautiful room with meticulous attention paid to the finish of the exceptional kitchen which includes solid worktops, a sink with a drainer, an induction hob with extractor, an electric oven, dishwasher, bottle chiller and a stone tiled floor with underfloor heating which is a feature throughout the house.

The dining area is light and airy with a tiled floor and bi-folding doors to the garden which create a wonderfully airy indoor/outdoor space and a generous feel to the whole house.

A set of steps lead down to the sitting room with a window to the side, shelving and a wood burner giving the room a warm cosy feel. There is also a separate TV Snug.

A door in the hallway gives access to a set of steps which lead down to the cellar. This is a generous space with an external door to the side and plumbing for a washing machine.

From the kitchen a staircase with panel glass leads to the first-floor landing with automatic low-level lighting.

All four bedrooms are beautifully designed with light in mind and maximise the space providing four double bedrooms. Two of the bedrooms have en-suite facilities and the family bathroom has the benefit of a generous walk-in shower along with a panel bath, w.c. and wash-hand basin.

Outside

The property benefits from two parking spaces opposite the front door and there is cellar access from Wyeford Road.

The garden has been specially designed to be low maintenance with seating areas to make use of the sheltered south and westerly aspects.

There is also a barbecue and storage area and an interesting water feature as the central feature of this pleasant garden.



Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys County Council Band E.

Services

We are advised that the property is connected to mains water, electricity, gas and drainage with a gas-fired under floor central heating with a pressurised hot water system. Please note none of the installations have been tested.



Directions

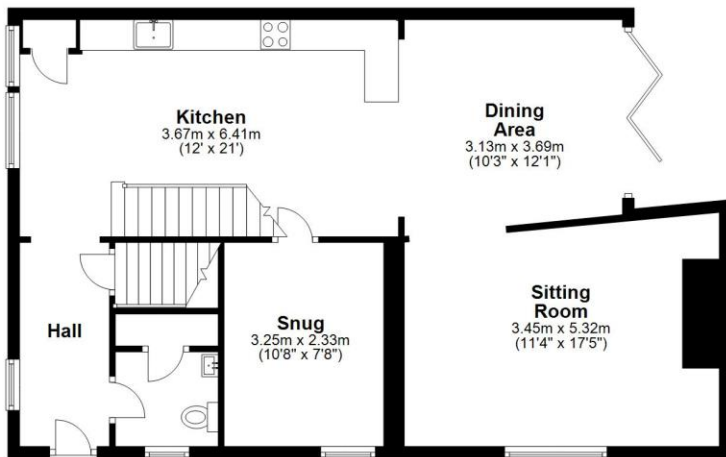
From the clock tower, proceed downhill on Broad Street, continue past the Three Tuns public house and the entrance to Millbank and take the next left into Wyeford Road. Park immediately on the right and the front door is opposite.



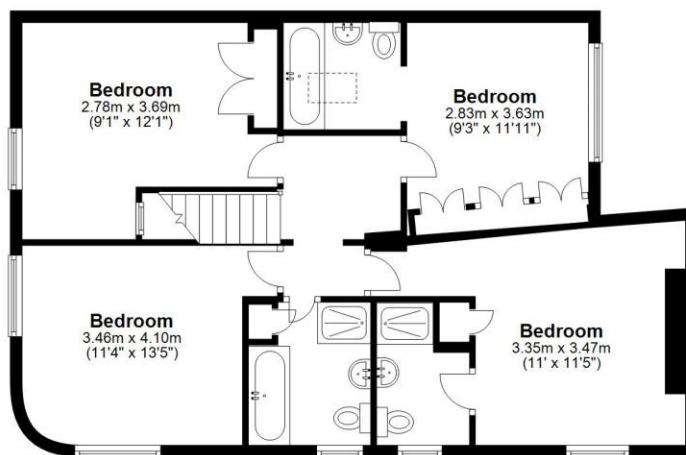
What3words Ref:

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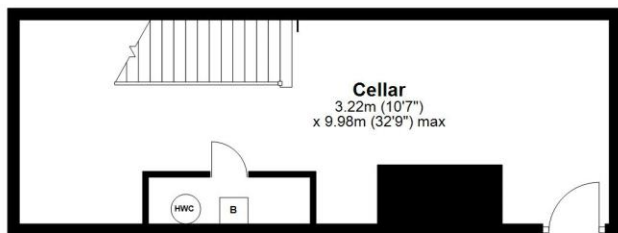
Ground Floor



First Floor



Basement



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

Viewing by appointment through Sunderlands

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.