



Mortimer House, 19 Castle Street, Hay-on-Wye, HR3 5DF



Sunderlands

Residential Rural Commercial



Mortimer House
19 Castle Street
Hay-on-Wye
Herefordshire
HR3 5DF

Summary of features:-

- A charming and historic Georgian Grade II listed townhouse
- Established gardens of exceptional proportion
- Ground floor retail area with two floors of generous living accommodation, attic space and a good size cellar
- Retaining a wealth of original Georgian features
- Central and landmark location in the heart of Hay-on-Wye

Hereford 22 miles
Brecon 16 miles
Abergavenny 30 miles

Description

Mortimer House is a charming and historic Grade II listed Georgian townhouse which retains many of its original features. Occupying a central location in the heart of Hay-on-Wye, the property offers generous living accommodation, ground floor retail space and extensive and well-established gardens. Available for the first time in 35 years, viewing is highly recommended.

Situation

Mortimer House is found in the heart of Hay-on-Wye, conveniently situated close to the town's excellent range of facilities including many independent shops, art galleries, cafés and public houses.

Internationally renowned for its secondhand book shops and the Hay Literary Festival, which is held annually in May, Hay-on-Wye is a popular tourist destination. The town's location in the heart of the Wye Valley and within Bannau Brycheniog (Brecon Beacons) National Park provides a wide range of outdoor recreation and leisure opportunities.

Hay-on-Wye has an excellent range of services and facilities including two dental surgeries, a medical practice, post office, cinema, chemist, butchers, green grocers and bakeries. There is also a thriving and diverse market which is held every Thursday.

Education in the area is well provided for with a primary school within the town itself and further primary education available in two nearby villages. Secondary education is found a few miles away at Gwernyfed High School and independent education is available in Brecon and Hereford.

Brecon is found 16 miles further afield, Hereford approximately 22 miles and Abergavenny approximately 30 miles and the latter both have a railway station with rail links to the rest of the country.

The nearest motorway links are found at Newport for the M4 or Ross-on-Wye for the M50 motorways.

The Accommodation

The property is entered through the front door from the pavement via a set of four period stone steps above which is the original stone portico. A door leads into a hallway which opens into two well-proportioned rooms which are currently used as retail space. The floorboards are mostly original, and the room is heated by a wood-burning stove which is set into the original fireplace.

There is also a further showroom area to the rear of the property with a doorway through into a small hall which contains the downstairs w.c. An exterior door leads outside into an attractive stone yard.

From the rear hall a door leads down into the cellar which is a very useful space.

There is also direct access to the cellar from outside via a set of steep stone steps.

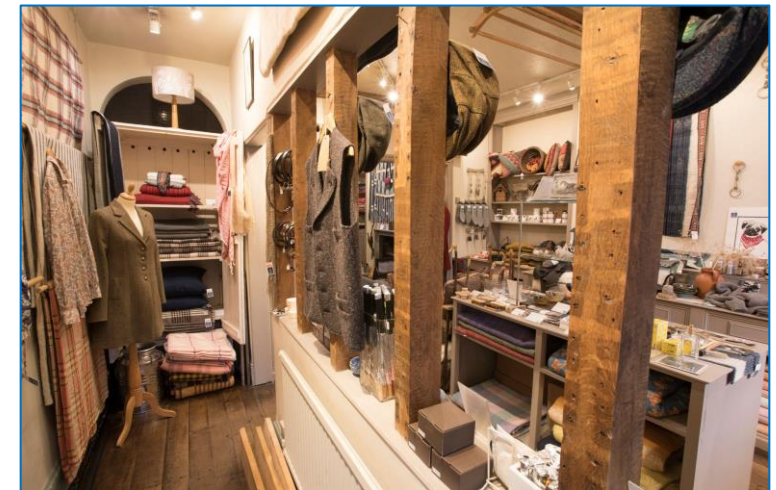
From the ground floor a staircase leads to the first-floor landing giving access to the kitchen, sitting room and bathroom. The kitchen has fitted units and space for a cooker, dishwasher and fridge freezer. A doorway opens onto a terrace providing access to the mature south facing gardens

with a path leading to the rear access gate.

The bathroom is fitted with a panel bath, close-coupled w.c., wash-hand basin and sash cord window overlooking the garden.

The sitting room is of exceptional proportion with an original fireplace and north facing sash cord window and shutters.

A Georgian switchback staircase with split landing across original sash cord window leads to the second floor where there are two generously proportioned double bedrooms. A set of steps up to the attic room which has trapdoor access and a Velux window with magnificent views over Hay Castle. The attic room has been plaster-boarded and carpeted throughout.



Outside

One of the superb features of this characterful house is the delightful garden which is of an exceptional proportion for a property within the town.

The garden, which is partially laid to lawn, is beautifully stocked and has been well-maintained and cared for with box hedging and a wide range of floral and herbaceous borders and a kitchen garden. The property has the added benefit of being accessible from the front or rear.



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 County Council Band "D".
Business Rateable Value:
1st April onwards £3,250.

Tenure

Freehold with vacant possession upon completion.

Agents Note

The business is available to purchase as a going concern by separate negotiation.

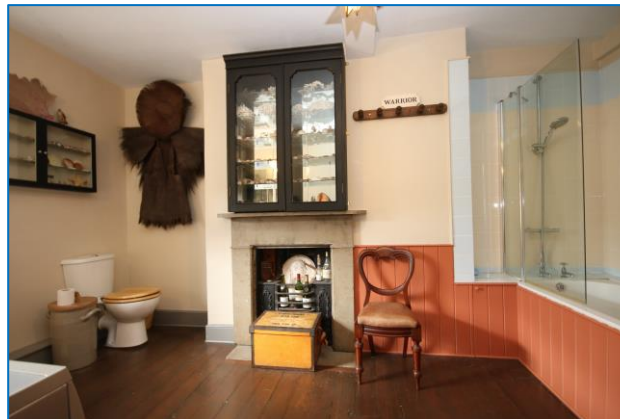
Directions

From the office in Hay-on-Wye turn left onto the pavement and then turn right at the top of the hill onto High Town. Continue uphill onto Castle Street proceeding along the street and the property will be found on the left-hand side.

What3Words Ref: //hobble.sailors.polices

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

Third Floor

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
Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

Total area: approx. 205.7 sq. metres (2214.1 sq. feet)

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



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.