



The Old Presbytery, Church Street, Hay-on-Wye, HR3 5DQ



**Sunderlands**

Residential Rural Commercial



**The Old Presbytery**  
**Church Street**  
**Hay-on-Wye**  
**Herefordshire**  
**HR3 5DQ**

Summary of features:-

- Grade II listed Georgian house
- Set in generous and well stocked gardens
- Superb town location
- An opportunity to modernise and improve

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

### Description

The Old Presbytery is a delightful Grade II listed Georgian house found in the heart of Hay-on-Wye. This beautiful house stands in generous gardens with a driveway and is bordered by a stream.

The property is in need of refurbishment and offers a wonderful opportunity to buy an important and historic house in this charming border market town.

### Situation

The Old Presbytery is located in the heart of Hay-on-Wye and is convenient to the towns excellent range of facilities which include many independent shops, cafes and public houses. There is also a primary school, two dental practices, a medical centre, a supermarket and a thriving open-air market which is held every Thursday.

This popular and bustling market town, found in the heart of the Wye Valley, is also situated in the Brecon Beacons National Park which offers excellent recreational opportunities. The town is known internationally for its range of secondhand bookshops and the Hay Literary Festival which is held annually in the spring.

### The Accommodation

From the driveway a covered porch leads into the hallway which is a large open space providing access to the cellar. Immediately to the left there is a light and airy kitchen with a central island and sash windows to the front and side. There is

also a former range, a range of fitted cupboards, a gas hob, electric oven and integral fridge and freezer.

From the hallway, a further door leads into the sitting room with a sash window to the front, an open fireplace and a small window to the side. A further opening leads to a bedroom / study with double doors to the outside and a window as well as a wet room with shower area, wash-hand basin and W.C.

Steps in the hallway leads down to the cellar which is mainly formed of two separate rooms with the main room having two windows to the side and a sink, a further corridor leads to the second room where there is a door to the outside.

A staircase in the main hallway leads up to the first-floor landing and provides access to three of the bedrooms. Halfway up the stairs there is a half landing leading to a family bathroom with W.C, bidet, wash-hand basin, bath and two cupboards (one of which contains the mains gas-fired boiler).

Two of the bedrooms on the first-floor, one of which has an ensuite bathroom, are double in proportion with the third bedroom being a single. Overall, these bedrooms are beautifully light with large sash windows.

A doorway on the first-floor landing gives access to a staircase which leads to the second floor where there is a generous landing (formally used as a sewing area) two double bedrooms and a W.C with wash-hand basin.



## Outside

The property is approached from Church Street into its own gated driveway where there is a parking area to one side and a drive leading to the front door. The garden is flanked by its own flora and herbaceous borders and a pathway leads to one side with a set of steps leading down to the cellar. A further pathway leads to the westerly side of the garden to an outside W.C. with a sink and power sockets.

Attached to the rear is a further garden shed (2.23m x 2.32m) which is of stone and block construction with double wooden doors.

A pathway leads to the greenhouse (4.40m x 2.43m) which is of block and metal aluminium construction with power and lighting.

Next to the greenhouse there is a potting shed (2.67m x 1.82m) which is of stone and block construction with a window to the front, power sockets and lighting.

The rest of the garden has been generously planted with well-stocked border and interspersed trees and shrubs. The stream forms the boundary to the north and leads to the front gate.

The garden is a true picture in spring and summer with a wide variety of bulbs and perennials.

## Tenure

Freehold with vacant possession upon completion. Please note that the property is subject to a flying freehold, further details can be provided.

## Council Tax Band

Powys Council "E".

## Services

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

## Directions

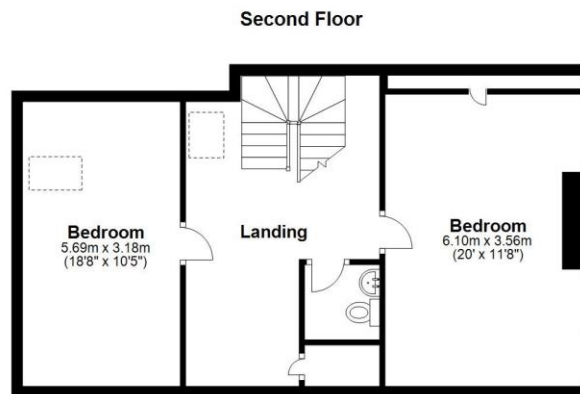
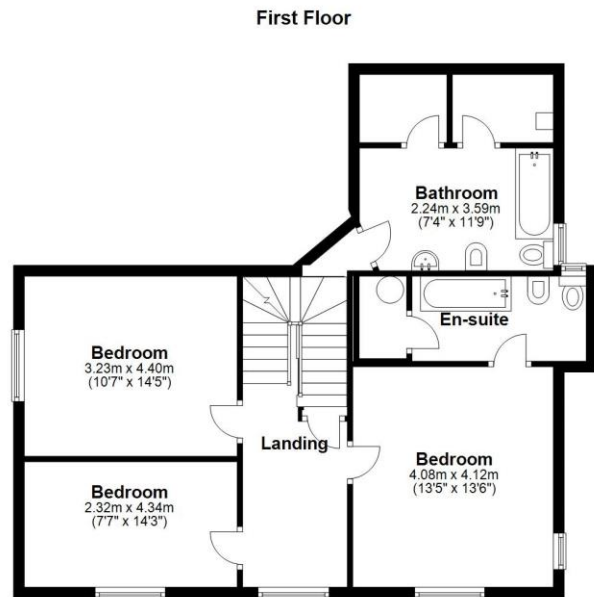
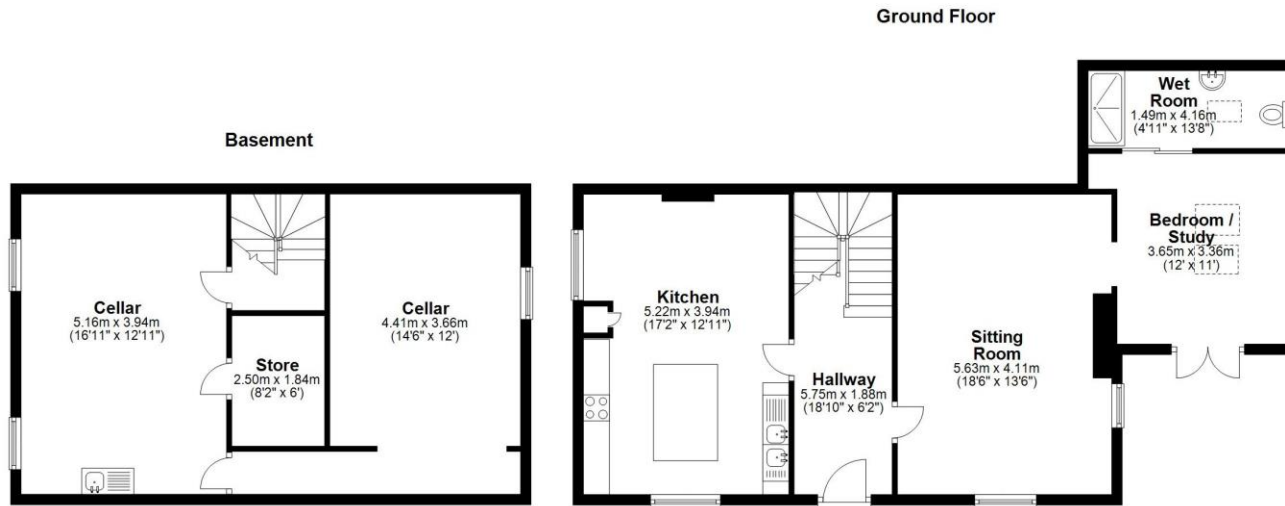
From the centre of Hay, adjacent to the clock tower, turn up Broad Street heading in the direction of Brecon. Continue past the Swan Hotel and just before the right-hand bend the entrance to the property will be found through the wooden gates on the right-hand side.

What3words -

[///poetry.icon.apparatus](https://www.what3words.com/poetry.icon.apparatus)







Total area: approx. 263.7 sq. metres (2838.7 sq. feet)

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

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

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Hay on Wye, Herefordshire HR3 5BU

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Email: hay@sunderlands.co.uk

Monday – Friday 9am-5pm

Saturday 9am-12pm

Out of hours contact: Harry Aldrich-Blake 07717 410757

### Hereford Branch

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

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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.