



Honeysuckle Cottage, Hardwicke, Hay-on-Wye, HR3 5HA



Sunderlands
Residential Rural Commercial



Honeysuckle Cottage
Hardwicke
Hay-on-Wye
Hereford
HR3 5HA

Summary of features:-

- An attractive semi-detached cottage
- Characterful two-bed accommodation
- Garden and parking
- Stunning rural views

Hay-on-Wye 3½ miles
Hereford 17 miles
Brecon 18½ miles
Abergavenny 29 miles

Description

Honeysuckle Cottage is an attractive two-bedroom cottage found close to Hay-on-Wye and enjoying lovely views over the Wye Valley and Merbach Hill.

The property offers charm and character along with a generous garden and off-road parking.

Situation

Honeysuckle Cottage is found in the upper reaches of the Golden Valley, just some 3½ miles from the market town of Hay-on-Wye.

The town offers an excellent range of facilities which include convenience stores, a small supermarket, chemist, medical practice, two dental surgeries, a cinema and an excellent range of independent boutique shops, cafés and restaurants.

Primary education is found in the nearby village of Clifford with secondary education provided at the popular Fairfield High School in Peterchurch.

Hay-on-Wye is known the world over for its second-hand bookshops and the renowned Hay Literary Festival which is held annually in May.

Located on the edge of the Brecon Beacons National Park and within the beautiful Wye Valley, the area offers a wealth of outdoor opportunities including walking, riding, canoeing and cycling.

The Accommodation

The property is entered through the front door into the entrance hall with a window to the front, a storage cupboard and an airing cupboard.

A door on the left leads into the kitchen with windows to the rear and side aspects offering lovely views, wooden kitchen units providing excellent cupboard and drawer storage, a Belfast style sink with wooden drainer, an electric free-standing oven and hob, space for fridge and plumbing for a washing machine, a cooker extractor hood, exposed timber beams, inset spotlights and radiator. There is also a recess area with shelving.

Next to the kitchen and accessed via the hallway, there is a family bathroom with a window to the rear, a panel bath, close coupled w.c., wash hand basin, towel radiator, cupboard storage and a loft hatch.

A door on the right of the entrance hall leads to the sitting room with windows to both front and side aspects, a stone fireplace with a slate hearth and a modern wood burner, exposed timbers and beams and an understairs storage cupboard.

A period staircase gives access to both bedrooms on the first floor with the main bedroom having windows to the front overlooking the splendid views, a loft hatch and a radiator.

Bedroom two features a window to the side and a radiator.

Outside

From the front pull-in parking area, a path leads to the front door and continues around to the side of the cottage and to the back door giving access to the kitchen. In front of the main kitchen window is a lawned area providing a place to enjoy views of the countryside.

A shed by the back door contains the oil-fired boiler and a path leads from the courtyard to the extensive rear gardens. There is a parking area at the top of the garden, accessed via a gated entrance from a bridleway, and a path leads down through level lawns to a patio with a barbecue area enjoying extensive views over the Welsh hills.

Services

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

Council Tax Band

Herefordshire County Council Band "C"

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay take the B348 in an easterly direction continuing through Cusop and continue on for a further few miles. After

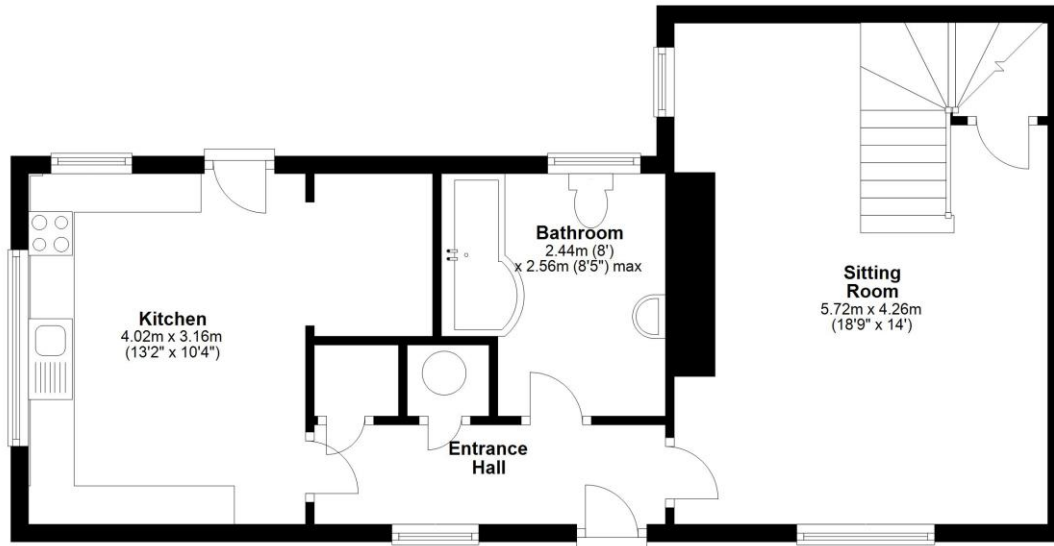
the right turn to Peterchurch, which should be ignored, the road becomes B4352. Continue on this road past Clifford School and over the crest of the hill where the property will be found on the right-hand side.

Please note that parking for this property is found up the lane on the right directly before the cottages where the second driveway on the left is for Honeysuckle Cottage.

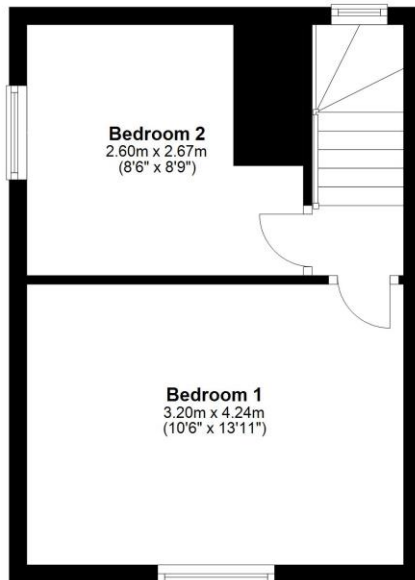
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Ground Floor



First Floor



Total area: approx. 80.2 sq. metres (863.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D		
39-54 E	48	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.