



Chancery House, Broad Street, Hay-on-Wye, HR3 5DB





**Chancery House  
Broad Street  
Hay-on-Wye  
Hereford  
HR3 5DB**

**Summary of features:-**

- A charming Grade II listed Georgian townhouse
- Offering extensive and characterful accommodation whilst retaining a wealth of period features
- With parking and a garage
- Found in the heart of Hay-on-Wye

**Brecon 16 miles  
Hereford 20 miles  
Abergavenny 26 miles**

**Description**

Chancery House is a delightful period town house found in the heart of Hay-on-Wye. The property is bursting with character and charm and offers extensive accommodation boasting a wealth of period features.

The accommodation is set over three floors including seven bedrooms, three bathrooms and three reception rooms.

**Situation**

Situated in the heart of Hay-on-Wye, the property is conveniently located for the town's excellent range of facilities including many independent shops, cafes and public houses.

Hay-on-Wye is a popular and bustling market town found in the Wye Valley and within the Brecon Beacons National Park providing excellent recreational opportunities.

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.

Brecon is further afield, approximately 16 miles, and Hereford approximately 20 miles, both offering a more extensive range of services and facilities. The nearest rail links are found in Hereford and Abergavenny.

**The Accommodation**

Upon entering the property into the generous hallway, you are greeted with a wealth of character including the original staircase. A door gives access to the cellar and a further door leads to the rear hallway.

There are three main reception rooms on the ground floor with the sitting room having two sash windows and a set of folding doors opening to a further reception room with a window to the rear sunroom.

The living room has two sash windows to the front, and the dining room features two sash windows to the southern aspect. The large kitchen/dining room is accessed from the rear porch and features an extensive range of fitted units, a drainer sink, an eye-level double oven, electric hob and space for a dishwasher. There is also a door leading to the dining room and a further door to the rear giving access to the utility room.

The utility room is a useful space with plumbing and ample room for appliances, a sink and separate W.C. There is also a door giving access to the garage.

From the main hallway the elegant staircase leads to the first-floor. A door off the staircase gives access to a bedroom suite. The bedroom is considered double in proportion with a window overlooking the garden. There is also a separate dressing room with fitted wardrobes and a bathroom with walk-in shower, bath, close-coupled w.c. and a sink with a vanity unit.









Continuing up the stairs to the first-floor landing there is access to three of the bedrooms all of which are of generous proportions. There is a spacious family bathroom featuring a walk-in shower, bath, close-coupled w.c and a vanity unit with inset sink.

On this floor there is also a box room which is accessed from bedroom two and offers potential for use as a dressing room.

From the landing the staircase continues to the second floor where there are three further bedrooms, a bathroom and an additional box room/store.

### Outside

The front garden is denoted by the iron railing and features a gated paved pathway, cobbles and two trees.

To the rear there is an enclosed walled garden which is mainly patio paving. There are mature shrubs, ornamental trees and raised beds. A gate leads to a raised area with a garden shed.

To one side there is a garage (max internal space 7.69m x 5.49m) with an up and over door. There is also a parking space in front of the garage.

### 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.

### Council Tax Band

Powys County Council Band "H".

### Tenure

Freehold with vacant possession upon completion.

### Directions

From the town centre adjacent to the town clock tower, proceed downhill on the right side of the road, the property will be found on the right-hand side just after Chancery Lane.

What3Words – caves.tweeted.aced

### 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





Total area: approx. 479.6 sq. metres (5162.7 sq. feet)  
 Floor plan produced for identification only. Not to Scale.  
 Plan produced using PlanItUp.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
82-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		79
55-68 <b>D</b>		
39-54 <b>E</b>	52	
21-38 <b>F</b>		
1-20 <b>G</b>		
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.