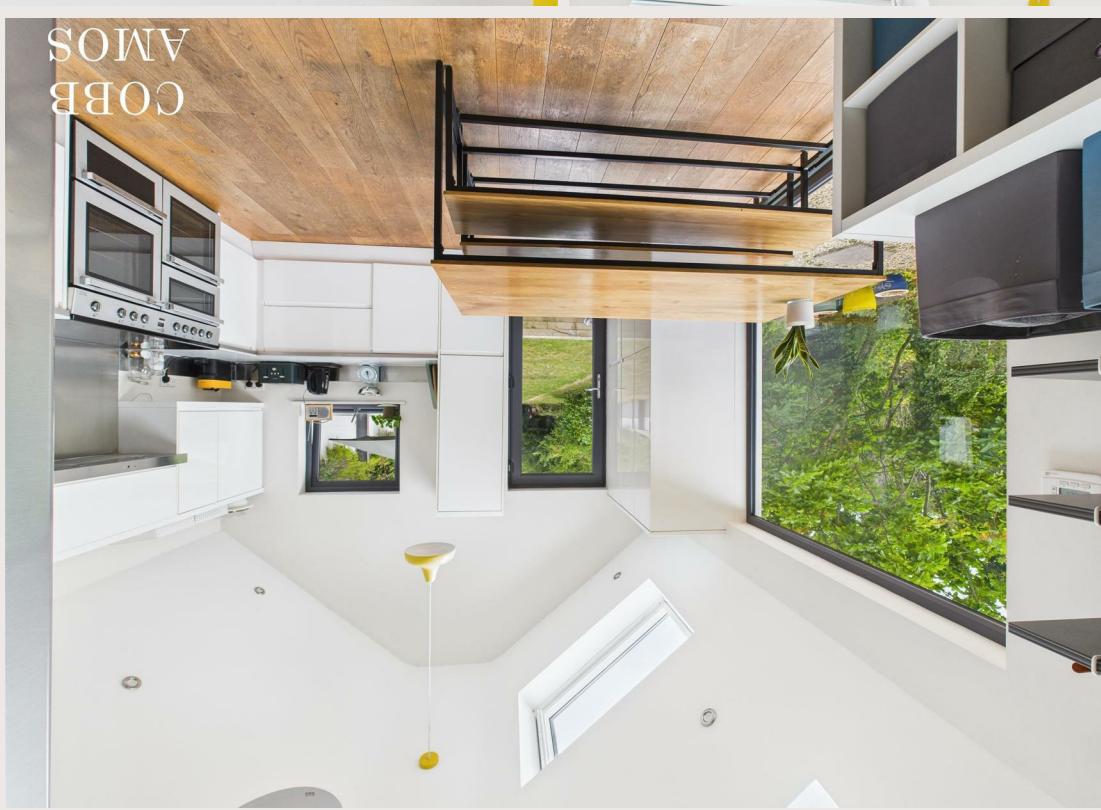
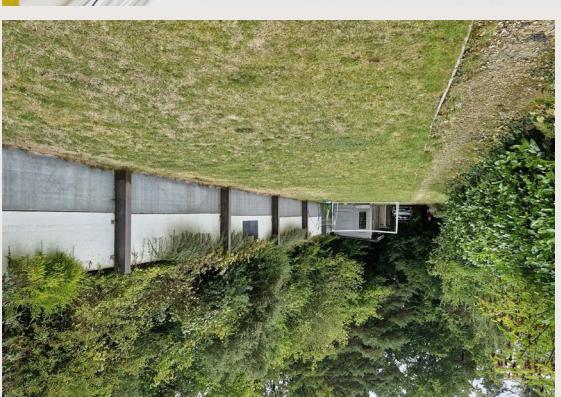


COBB AMOS



Three Ways, Cusop Dingle, Hereford, HR3 5RQ  
Price £635,000

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# Three Ways Cusop Dingle Hereford

Situated on the outskirts of the delightful town of Hay on Wye in the popular desirable area of Cusop Dingle, is this beautifully presented cottage originally dating back to late 1800's. This wonderfully situated family home has been completely renovated throughout to offer extended contemporary living and a cosy but light and airy feel to this stunning property.

Just a 15 minute walk into Hay-On-Wye town which is known for its stunning scenery and ample amenities with prime history and rich culture. Offa's Dyke historical walking path is found directly opposite.

In summary, this detached stone cottage presents a unique opportunity for anyone looking for a private oasis in a beautiful area while having modern amenities. Don't miss this opportunity to make this beautiful property your new home.

TO BOOK YOUR VIEWING APPOINTMENT PLEASE CALL 01432 266007

- Detached stone cottage
- Secluded location
- Renovated throughout
- Modern kitchen extension
- Open rural views of Offa's Dyke
- Double glazed and air source heating
- Living room, snug & utility
- Four bedrooms & 2 Bathrooms
- Set in 0.66 acres plot
- Walking distance to Hay-on-Wye

## Material Information

Price £635,000

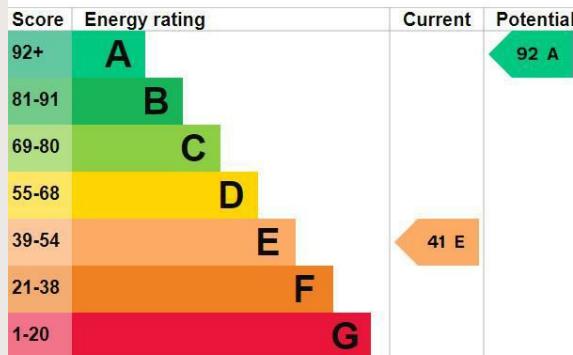
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: E (41)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



## Introduction

Thought to be built with stone from the adjacent quarry in the late 1800's, the cottage (original two cottages) has been modernised to include double glazing and air source heating and has the added benefit of a private location, surrounded by mature trees and shrubbery in grounds extending to 0.66 acre. It also offers a large garden, separate office space and driveway parking. It has accommodation renovated to a high standard which comprises of a kitchen extension, snug, living room, shower room/utility, spiral staircase to bedroom, stairs off living room to a further three bedrooms and family bathroom.

## Property Description

The property is entered via double glazed door to the Kitchen/breakfast room extension having underfloor heating, a range of white high gloss kitchen cupboards and drawers, worktop with stainless steel splash back, electric range cooker with extractor hood over, wooden flooring, vaulted ceiling with spotlights and velux ceiling windows, double glazed window to the side and picture window overlooking Offa's Dyke. Opening to the snug with wooden flooring, ceiling beams, two double glazed windows to front, large stone fireplace with slate hearth and mantle over with inset wood burner that is also open to the living room with ceiling beams, feature fireplace, wooden flooring stairs up to first floor, radiator, double glazed windows to front, double glazed door to the porch with stone floor and glazed windows to the side, built in book case with latch door to inner hall. There is a window to the rear, wooden flooring, cupboard housing the hot water tank, full length double glazed window to the side, spiral stairs up to Mezzanine. A door opens to the shower room comprising of shower cubicle, WC, sink with drawers under, double glazed window to front, velux window, towel rail and plumbing for a washing machine.

The spiral stairs lead up to a mezzanine bedroom featuring Velux windows.

From the living room stairs lead up with a feature fitted book case, double glazed window to the rear, doors off to all rooms. Bedroom one has a double glazed window to the front and oriel window overlooking the kitchen, loft access and latch door. Bedroom two has a double glazed window to front, steps up to a loft bed and fitted book cases. Bedroom three has a double glazed window to the front, steps up to fitted loft bed with shelf in the roof space. The bathroom features wooden flooring, WC, bath tub with fitted shower over, suite with vanity cupboard, double glazed window to rear and chrome towel rail.

## Garden & Parking

The property is approached from the road via a gravelled driveway providing parking, a path leads to garden area with hedge to one side with lawn to the other enclosed by a retaining wall surrounded with mature trees and a pathway that leads up for a hard standing area suitable for a summer house or hot tub. There is a patio area giving access to the entrance door into the kitchen. From the front of the property stone steps head down through the gardens giving pedestrian access to the road below. At the far side of the property is a further patio area enclosed by mature trees.

## Location

Cusop is a village and civil parish in Herefordshire, England that lies at the foot of Cusop Hill next to the town of Hay-on-Wye in Wales. It is a short walk from Hay and can be reached by walking or driving out of Hay towards Bredwardine, and turning right into Cusop Dingle. The World famous town of Hay-on-Wye offers ample amenities with the City of Hereford approx 20 miles to the East.

## Services

Septic tank - private  
Mains electric - Air source heating  
Mains water

## Broadband

Standard 14 Mbps 1 Mbps Good  
Superfast 43 Mbps 8 Mbps Good  
Ultrafast -Not available -Not available Unlikely  
Networks in your area - Openreach

## Indoor & Outdoor Mobile Coverage

Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

## Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Directions

Leave Hereford on the A438 until you get to Clyro. Turn left onto the B4351 towards Hay-on-Wye, cross the river, turn left and then take the first road on the right. At the end of this road turn left at the give way sign, as you leave Hay and enter England you will see a sign for Cusop Dingle on your right and the property can be found on the left shown by the for sale sign. What3words:///aunts.post.donation

