



The Beeches, Newport Street, Hay-on-Wye, Herefordshire, HR3  
5BG



**Sunderlands**  
Residential Rural Commercial



**The Beeches  
Newport Street  
Hay-on-Wye  
Herefordshire  
HR3 5BG**

## Summary of Features

- A delightful, detached dormer bungalow
- Set in generous grounds with a large driveway
- Found in a private location close to the heart of Hay-on-Wye
- Situated within a most popular Wye Valley market town

**Guide Price £458,000**

The property has been beautifully maintained by the current owners with the addition of a greenhouse and garden cabin.

### Location

The Beeches is located in the heart of Hay-on-Wye and is convenient for the excellent range of facilities in the town including many independent shops, cafes and public houses, a dental surgery, doctors surgery, supermarket, primary school and post office.

Hay-on-Wye is a popular and bustling market town in the heart of the Wye Valley situated in the Brecon Beacons National Park offering excellent recreation 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.

### Accommodation

The property is entered through the front door with a covered porch. In the hallway, immediately to the right-hand side, there is a bedroom which is of double proportion with a window to the front. The hallway carries on to a bathroom with a suite comprising of a panel bath, corner shower, W.C and hand-wash basin with a window to the side.

The kitchen is of an excellent proportion with a wide range of base and wall units, ample worktops and includes a Rangemaster gas/electric range cooker, a 1 ½ bowl sink window, two windows and a half-glazed rear door. There is also plumbing for a dishwasher.

The sitting / dining room can be accessed from both the hallway and the kitchen and has a large bay window to the front and sliding doors to the rear which gives access to the conservatory. In the sitting room there is a wood burner with a natural stone hearth and surround.

From the hallway a staircase leads downstairs where there are three exceptionally useful rooms, one of which has a fireplace with a gas supply. A further room is used purely for storage and a third room is used as a utility room with work surfaces, a sink, connection for a washing machine, cupboard storage and it also contains the central heating boiler.

A second staircase from the hallway leads to the first floor where there is access to three double bedrooms, the master bedroom having the benefit of an en-suite W.C and basin. The master bedroom is of an excellent proportion and has further eaves storage and two wardrobes.

From the light landing there is a shower room with a shower cubicle, wash-basin, W.C and a Velux window. It is noted that all the upstairs bedrooms are particularly light with the main bedroom having windows to three aspects.

### Outside

The property is approached from Newport Street down a generous driveway with a garden containing numerous raised beds and fruit trees found immediately to the left-hand side and a garden shed with further lean-to storage. The driveway opens out on approach to provide ample parking for multiple vehicles and an external power socket. To one side there is a fuel store which has previously been used as a car port and there is a garage immediately to the front with an up and over door. The garage also has pedestrian access to the rear and a window to the side.

A pathway leads around to the right-hand side of the house with a rear gate, opening out to a patio and stepping down to a level lawn interspersed with trees and shrubs. There is a garden cabin which benefits from power and lighting. The garden is an absolute delight with a level deck area, floral borders and a greenhouse to the side of the property. There is a path leading to the front driveway and a door giving access to the rear of the garage.

### Services

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

### Tenure

Freehold with vacant possession upon completion.

### Council Tax Band

Howys Council Band "F".

### Money Laundering

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 inclusive of VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

### Directions

From the clock tower, proceed downhill past the Three Tuns public house and continue down the hill past Wyeford Road. When the road begins to level out the property (which has a nameplate on the left-hand side of the gateway) can be found immediately on the left-hand side.

What3Words Reference: report.standing.raven

### 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

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Freehold



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## Sunderlands

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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.