

12 Lion Street

Hay-on-Wye



**12 Lion Street
Hay-on-Wye
Hereford
HR3 5AB**

- *Charming two-bed terraced cottage*
- *Beautifully and stylishly presented throughout*
- *Prime location in the heart of Hay-on-Wye*
- *Recently fitted kitchen and contemporary bathroom*
- *Delightful south-facing garden with pergola*
- *Viewing highly recommended*

**Brecon 16 miles
Hereford 22 miles
Abergavenny 30 miles**

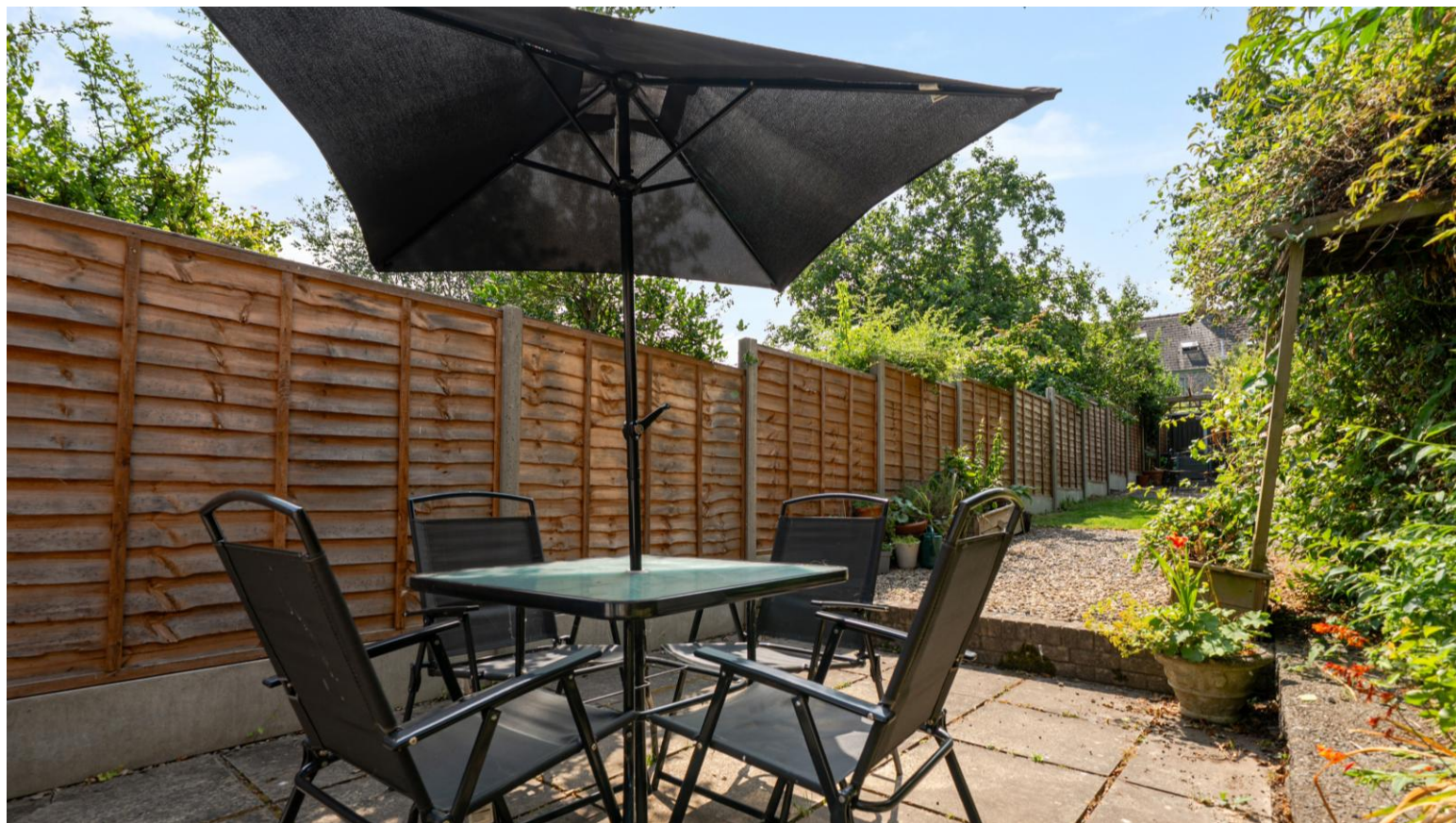
INTRODUCTION

Nestled along one of Hay-on-Wye's most sought-after streets, 12 Lion Street is a charming, terraced cottage that has been thoughtfully renovated to combine timeless character with stylish modern living. Beautifully presented throughout and boasting a delightful south-facing garden, this exceptional home offers a wonderful opportunity to enjoy life in one of the Borders' most celebrated market towns.

Whether you're looking for a permanent home, a charming weekend retreat or an investment opportunity, 12 Lion Street offers beautifully finished accommodation, delightful outdoor space and an enviable town-centre location. Combining period charm with contemporary comfort, this is a property that must be viewed to be fully appreciated.

LOCATION

Hay-on-Wye is internationally renowned as the "Town of Books" and is celebrated for its independent bookshops, vibrant arts scene and the world-famous Hay Festival. Nestled on the edge of the Brecon Beacons National Park (Bannau Brycheiniog), the town enjoys breathtaking scenery and offers exceptional opportunities for walking, cycling, canoeing and outdoor pursuits. Residents benefit from an excellent selection of independent cafés, restaurants, galleries, boutiques and everyday amenities, while the surrounding countryside provides an enviable lifestyle for those seeking the perfect balance between rural tranquillity and vibrant community living.



ACCOMMODATION

Step through the entrance porch and into a wonderfully inviting sitting room, where engineered oak flooring, a charming rustic fireplace and a cosy wood-burning stove create an immediate sense of warmth and character. A front-facing window allows natural light to flood the room, making it an ideal place to relax throughout the seasons.

Double doors lead through to the elegant dining room, another bright and welcoming space featuring a character fireplace, rear-facing window and continued engineered oak flooring, creating an effortless flow between the reception rooms.

The recently refitted kitchen has been thoughtfully designed with both style and practicality in mind. It offers an excellent range of contemporary wall and base units along with integral appliances including a tall fridge/freezer, electric oven and hob, dishwasher and washer/drier. A side window and glazed door provide plenty of natural light while offering direct access to the garden.

Upstairs, the property offers two well-proportioned double bedrooms, each enjoying an abundance of natural light and a calm, airy atmosphere.

The beautifully refurbished bathroom has been finished to a high standard with a stylish contemporary suite comprising a P-shaped bath with mixer tap, overhead shower and glazed shower screen, creating a practical yet luxurious bathing space.

From the landing there is also ladder access to the loft which has been fully boarded out and features a skylight.





OUTSIDE

The delightful south-facing rear garden is a real highlight of the property, offering a series of attractive outdoor spaces designed for both relaxation and entertaining.

A paved patio sits immediately outside the kitchen, with steps leading to the main garden where a further seating area, established shrubs and level lawn provide a peaceful retreat. At the far end of the garden, a charming pergola creates the perfect setting for outdoor dining alongside a useful garden store.

SERVICES

Mains electricity, mains water, mains drainage and mains gas-fired central heating.

Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours: Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

COUNCIL TAX BAND

Powys County Council Band "D"

DIRECTIONS

What3words ///chefs.gosh.hairspray



NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911

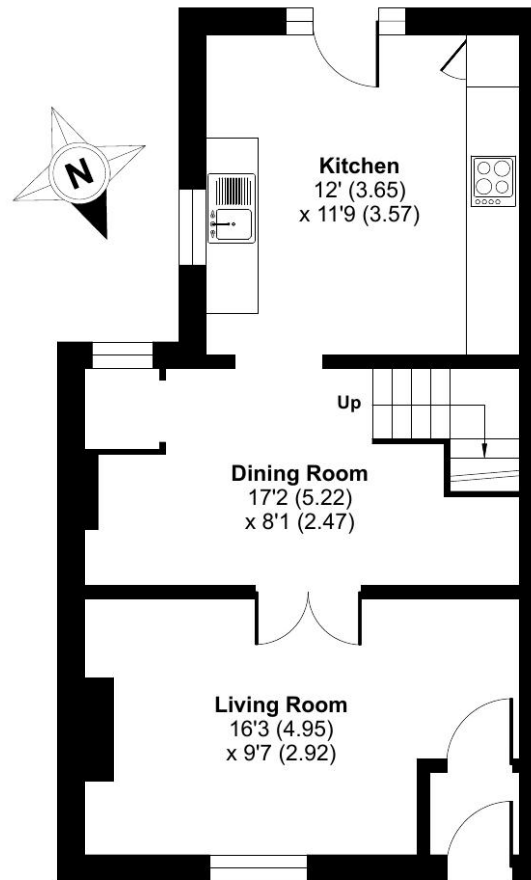
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		80
81-91	B		
69-80	C		52
55-68	D		
39-54	E		
21-38	F		1-20
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



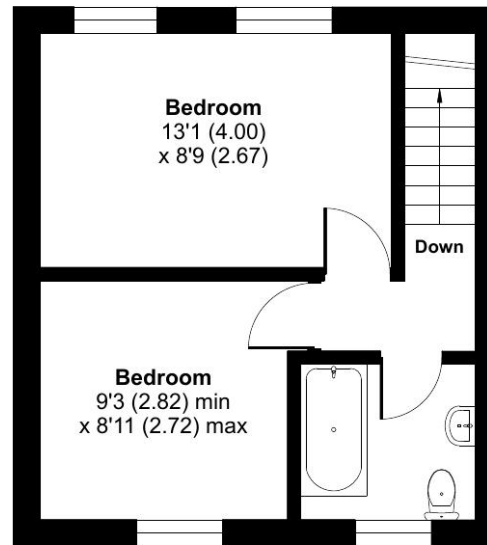
Harry Aldrich-Blake
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ANTI MONEY LAUNDERING CHECKS

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 £15 + 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.



GROUND FLOOR



FIRST FLOOR

Lion Street, Hay-on-Wye, Hereford, HR3

Approximate Area = 736 sq ft / 68.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Sunderlands. REF: 1492394