



12 Church Terrace St Mary's Road, Hay-On-Wye, Hereford, HR3 5EE

Offers in the region of £285,000



Holters
Local Agent, National Exposure

12 Church Terrace St Mary's Road, Hay-On-Wye, Hereford, HR3 5EE

A delightful and beautifully maintained cottage, offering character, comfort and a sunny garden in the heart of Hay-on-Wye. Currently Use As a Successful Holiday LET. Available with No upward chain.

- Charming Character Cottage
- Beautifully Presented Throughout
- Character Features Including Exposed Timbers & Woodburning Stove
- EPC - D
- Available with No Upward Chain
- Two Bedrooms | Superb Principal Bedroom
- Quaint Rear Garden Capturing the Sun
- Within Walking Distance of Hay-on-Wye Town Centre
- Modern Kitchen & Bathroom
- Currently Use As a Successful Holiday LET

The Property

This charming cottage offers beautifully presented accommodation throughout, combining a wealth of character features with modern comforts. Located in one of Hay-on-Wye's most sought-after positions and within easy walking distance of the town centre, this is a rare opportunity to acquire a delightful home available with no upward chain. A reluctant sale, the property has been lovingly maintained and improved by the current owners and viewing is highly recommended. The cottage is currently used as a successful holiday LET.

As you enter the property from the front, you step directly into the main reception room. This is a welcoming and characterful space, featuring exposed ceiling timbers, attractive wooden flooring and a woodburning stove set within a brick fireplace, creating a superb focal point to the room. A large window to the front provides plenty of natural light and gives the room a bright yet cosy feel.

From the living room, a doorway leads through to the kitchen/breakfast room. Fitted in 2024 with a modern range of wall and base units, the kitchen offers ample workspace

together with room for a dining table, making it ideal for both everyday living and entertaining. A window overlooks the rear garden and a door opens to a small rear hall and in turn leads to the rear garden. A useful understairs cupboard provides additional storage, whilst a separate store room accessed externally offers further practical space.

The first floor accommodation continues the light and well-presented theme found throughout the property. The principal bedroom is a superb double room, generous in size and enjoying a pleasant outlook to the front. A feature fireplace adds further character and the room offers ample space for bedroom furniture. The second bedroom is a comfortable single room which would also make an ideal nursery, dressing room or home office if required.

Completing the accommodation is the family bathroom, fitted with a modern white suite comprising bath with shower over, wash hand basin and WC. The room is flooded with natural light and is well presented for sale.

Externally the property enjoys a particularly attractive rear garden which is a true feature of the home.

Thoughtfully landscaped and extremely well maintained, the garden offers a number of paved seating areas surrounded by mature hedging and established planting, creating a private and peaceful setting in which to relax. Capturing the sun throughout much of the day, it is the perfect space for outdoor dining, entertaining or simply enjoying the surroundings. A useful external store provides handy storage for garden equipment and outdoor furniture.

A charming cottage in an excellent location, offering character, convenience and beautifully presented accommodation throughout.

The Location

The town is renowned for its outstanding natural beauty and is found within the Brecon Beacon National Park. As a whole, the area is a haven for nature enthusiasts and those of an active disposition including walkers and cyclists, plus many more and present a variety of outdoor pursuits.

Positioned directly on the English/Welsh border, Hay-on-Wye sits alongside the picturesque River Wye and stakes claim to an annual, world famous literary festival and is



often described as "the town of books", and the National Book Town of Wales. The vibrant town centre offers an extensive range of independently owned shops and facilities from butchers and deli's to boutiques and of course second hand book shops. There is also a post office, dentists, doctors surgery, chemist, bakeries, a variety of sports clubs, a builders merchants, as well as a good selection of coffee shops, restaurants and pubs. There is a Co Op supermarket on the edge of the town, a primary school, library and a local farmers market, which runs every Thursday. Further afield, larger supermarkets, leisure facilities and transport links via bus or railway stations can be found in Kington, which is 12 miles north, Brecon, which is 15 miles south-west and the Cathedral city of Hereford, which is 19 miles east.

Nearest Towns

- Brecon - 15 miles
- Builth Wells - 19 miles
- Hereford - 20 miles
- Abergavenny - 25 miles

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Powys County Council - Band C.

Tenure

We are informed the property is of freehold tenure. We are informed the property is of leasehold tenure with a remaining lease of 000 years from 2015. An annual ground rent of £00.00 is payable.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe

Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

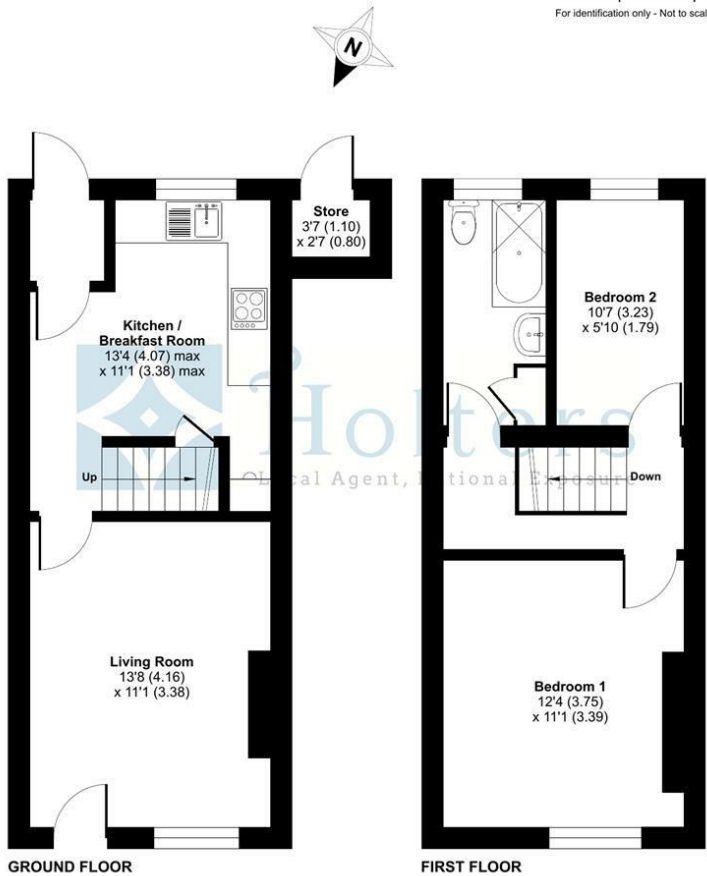
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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Approximate Area = 640 sq ft / 59.5 sq m
Outbuilding = 9 sq ft / 0.8 sq m
Total = 649 sq ft / 60.3 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). © richcom 2025. Produced for Holters Estate Agents. REF: 1486258

