

The Ice House

Brook Street, Hay-on-Wye



**The Ice House
Brook Street
Hay-on-Wye
Hereford
HR3 5BQ**

- *A rare opportunity to own a distinctive property in the heart of Hay-on-Wye*
- *Rich in history and full of original character*
- *Impressive living area*
- *Popular centre of town location*

**Brecon 16 miles
Hereford 21 miles
Abergavenny 26 miles**

INTRODUCTION

Rarely does an opportunity arise to own a property as distinctive as **The Ice House**. Rich in history and full of original character, this remarkable period home sits on a quiet, friendly street in the very heart of Hay-on-Wye, just moments from the town's independent shops, cafés and renowned bookshops.

Only a two-minute walk from the River Wye and the famous Offa's Dyke Path, this exceptional property combines a fascinating past with the comfort and convenience of modern living.

The Ice House forms an important part of Hay-on-Wye's historic heritage. Believed to have originally stored winter ice for distribution to the town's larger homes during the summer months, the building has served a variety of purposes over the years.

In the 1950s it was owned by a local fishmonger who used the original ice chamber for salting and smoking fish. More recently, it became part of Hay-on-Wye's celebrated book trade, with commercial space below and residential accommodation above.

Today, the property benefits from full **C3 residential planning consent** (Brecon Beacons National Park Planning Reference **19/17871/FUL**), offering an exceptional opportunity to own a one-of-a-kind home.

LOCATION

Hay-on-Wye is an internationally renowned market town situated on the edge of the Brecon Beacons National Park and beneath the dramatic Black Mountains.

Celebrated as the "Town of Books," Hay attracts visitors from across the world with its independent bookshops, vibrant arts scene and the world-famous Hay Festival each May.

The Ice House enjoys an enviable central position, offering easy access to independent cafés and restaurants, boutique shops, historic bookshops, River Wye, Offa's Dyke National Trail and beautiful countryside walks.



ACCOMMODATION

The welcoming entrance opens into a bright open-plan room with windows to three elevations, exposed beams and two radiators, creating a versatile living or reception space.

Steps descend to the atmospheric cellar passage, where exposed brickwork leads to the property's remarkable original Ice Chamber, visible through a charming hatch-style viewing window.

A staircase rises to an impressive living area featuring a striking vaulted timber ceiling, exposed beams and windows on three elevations, including an attractive original mullioned window that floods the room with natural light.

The fitted kitchen offers wall and base units, integrated cooker and sink, while a practical dressing area provides generous storage together with the gas-fired boiler.

The bathroom is well appointed with a panel bath, electric shower, vanity wash basin, WC, storage cupboard and heated radiator.

A staircase leads to a cosy mezzanine gallery nestled beneath the roof eaves, creating an intimate and characterful space. Adjacent is a valuable storage area, ideal for seasonal belongings or household essentials.



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 "E"



Harry Aldrich-Blake
Tel 01497 822522
harry@sunderlands.co.uk

DIRECTIONS

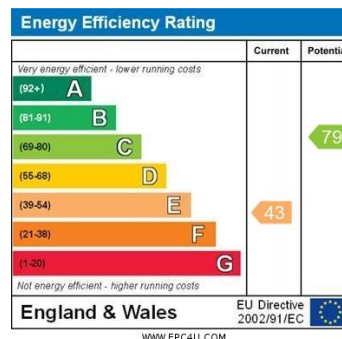
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ANTI MONEY LAUNDERING CHECKS

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.

NOTES

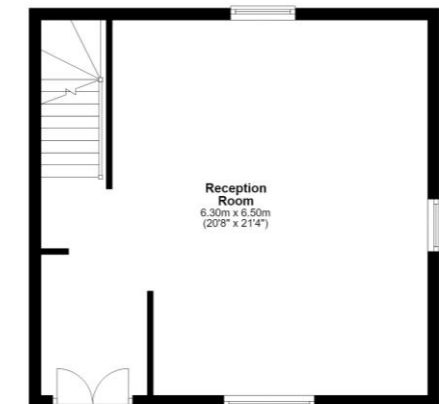
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation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



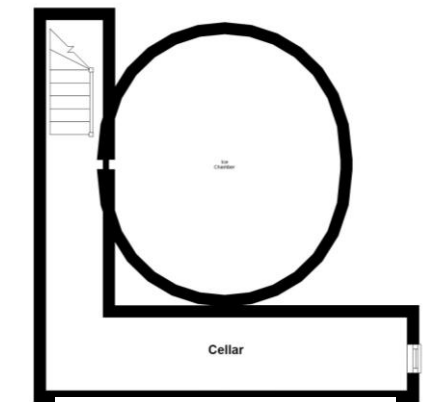
First Floor



Ground Floor



Basement



Total area: approx. 110.3 sq. metres (1186.9 sq. feet)

Floor plan produced for identification only. Not to Scale
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