

Duffryn Barns
Cusop | Hay-on-Wye | Hereford | HR3 5RQ

FINE & COUNTRY
Homes from  McCartneys



Duffryn Barns, Cusop, Hay-on-Wye

A stunning high quality character residence of individual charm with 6 acres of land, outbuildings and gardens in an elevated location in the highly sought after Cusop Dingle.

Duffryn Barns, is, as the name suggests, an L-shaped period range of barns converted to form one superb dwelling in an elevated location overlooking the Cusop Dingle about one mile south of Hay-on-Wye. The barn, has great charm and character, having been sympathetically converted to provide individual high quality accommodation. Extensive use has been made of character materials including oak beams, stone flag floor, re-claimed natural materials forming some charming well thought-out features. The property forms an L-shape to enclose a delightful courtyard with an additional two storey workshop beyond and in all some 6 acres of land including 2 acres of woodland with a superb streamside walk.

Cusop is a pretty suburb of Hay-on-Wye, located on the English side of the border, which means the property is within the catchment area for Fairfield Secondary school. Hay-on-Wye is a market town on the Welsh borders offering a wide range of shops and businesses originally associated with its status as a book town but now providing a range of tourist facilities. It forms the north eastern gateway to the Brecon Beacons National Park with a high foot-fall of tourists throughout the year, who use the facilities on the

Wye, the Black Mountains, Offa's Dyke footpath, and the locality generally. The town has a high degree of service industry with three firms of estate agents, three firms of solicitors, numerous accountancy services, three banks and over a hundred businesses on the Hay-on-Wye Chamber of Commerce listing. Although noted for its famous book festival, it attracts visitors throughout the year and numerous tourist related businesses thrive on the quantity and quality of those who visit the town.

The property comprises the following accommodation (measurements are provided for identification only):

PORCH - with huge barn doors forming an impressive feature, opening inwards to reveal the inner doorway, stone flag floor.

ENTRANCE HALL - 15'9" x 10'10" (4.8m x 3.3m) with large glazed screen north west with views over the surrounding countryside, staircase to first floor with galleried landing, wealth of exposed beams and timbers, oak doors leading to the rooms off, stone flagged flooring, radiator, feature stone archway.

KITCHEN/BREAKFAST ROOM - 19'4" x 17'9" (5.9m x 5.4m) with large arched glazed double doors to courtyard south east, quality handmade solid oak and wall units with granite work surfaces incorporating fitted Falcon wine cooler, Lacanche gas range cooker with extractor hood over, Neff stainless steel microwave and dishwasher, Belfast sink and waste disposer, matching oak island unit with solid block wooden work surfaces and adjoining granite breakfast bar, windows south west and north west, tiled flooring, exposed beams, oil fired Rayburn cooker set into a feature stone arched fireplace, radiator.

UTILITY ROOM - 7'1" x 7'1" (2.16m x 2.16m) with window south west, tiled floor, plumbing for automatic washing machine.

SHOWER ROOM - 9' x 7'1" (2.74m x 2.16m) with window north west, pedestal hand basin, low flush WC, corner shower unit with electric shower and sliding doors, radiator, extractor fan.

SITTING ROOM - 15'11" x 15'7" (4.85m x 4.75m) with a stone arched fireplace with stone hearth and Clearview wood burning stove, oak beamed ceiling and timber frame wall, window north west and four lancet windows north east, small fitted cupboard, radiator, wall lighting.



DINING ROOM/SITTING ROOM - 14'7" x 13'11" (4.45m x 4.24m) with two lancet windows north east, further window south west to the courtyard, chimney breast with Victorian open fireplace with pine surround, attractive tiled hearth, radiator, wall lighting, oak flooring.

GAMES ROOM - 22'5" x 14' (6.83m x 4.27m) with glazed door and window south west to courtyard, two radiators, oak staircase to guest suite with cupboard under, wall lighting.

HOME CINEMA/LIVING ROOM - 35'3" x 15'1" (10.74m x 4.6m) with extensive glazed screen with French doors south west to courtyard, four lancet windows north east, oak flooring, vaulted ceiling, exposed roof trusses, fitted

projection screen, in-house audio system built into an oak cabinet, staircase to mezzanine study, glazed doors and screen to:



JACUZZI/STEAM ROOM - 15'2" x 13'10" (4.62m x 4.22m) with Sundance Spa eight man hot tub, large walk-in steam room, fully tiled flooring and walls, spotlighting, shower with curved glazed screen, two windows south west, window north east, radiator and heater towel rail.

MEZZANINE STUDY - 15'1" x 9'11" (4.6m x 3.02m) with oak flooring, window south west, exposed beams, spotlighting, radiator, door to:

GYM - 15'5" x 15'5" (4.7m x 4.7m) with oak flooring, glazed door south east to stone exposed staircase, window and skylight south west, exposed beams, radiator, spotlighting.

FIRST FLOOR

LANDING AREA - with vaulted ceiling having oak beams, exposed roof trusses, etc, access hatches to various loft areas, doors to:

MASTER BEDROOM - 19'2" x 17'11" (5.84m x 5.46m) with three lancet windows south east, French doors opening to balcony south west, window north west, exposed beams. **WALK-IN AIRING CUPBOARD/WARDROBE** with hot water cylinder, immersion heater, hanging rail, etc.

BATHROOM - 9'6" x 7'1" (2.9m x 2.16m) with roof light and stained glass lancet window north west, pedestal hand basin, panelled bath, low flush WC, vanity unit, radiator.

BEDROOM 2 - 16'1" x 16'1" (4.9m x 4.9m) with twin lancet windows north east, window north west, exposed beams, timber frame wall, radiator.

BEDROOM 3 - 14'11" x 7'5" (4.55m x 2.26m) with two windows north east, radiator, exposed beam.



BEDROOM 4 - 11' x 6'11" (3.35m x 2.1m) with window south west to courtyard, radiator, exposed beams.

BEDROOM 5 - 7'3" x 7'3" (2.2m x 2.2m) with window south east to courtyard, radiator.

GUEST BEDROOM SUITE - comprising the following:

BEDROOM - with exposed beams, two radiators, sky light north east, window south west, fitted cupboard with gun cabinet.

EN-SUITE SHOWER ROOM - with low flush WC, pedestal hand basin, tiled shower cubicle, exposed beams, extractor fan, skylight north east, heated chrome towel rail.

OUTSIDE

To the front of the house is the charming **COURTYARD** with low stone walls and gravel paths and central flowerbed well stocked with herbaceous and other plants. A retaining wall and steps lead to a higher level lawn with further flowerbeds, etc. High stone walls and stone pillars flank the impressive iron gated entrance. The drive sweeps to a higher level where there is a:

DETACHED WORKSHOP - 30'8" x 20'2" (9.35m x 6.15m) having been converted from an original timbered barn with

full floor above and miscellaneous openings with concrete floor, insulated roof space, further conversion possibilities (subject to necessary consents).

Beyond the main house is a second patio area and lawned garden, flower beds and tree screen to the fourth side.

THE LAND

Beyond the house and buildings are **TWO PADDOCKS** which provide a splendid backdrop for the property and the ultimate in control over the view. To the south is an area of steeply sloping woodland which runs down to the Dulas brook and contains a host of specimen trees and an attractive woodland walk. The driveway curves down to a bridge over the stream and thence to the council roadway. Alongside the driveway is a **STABLE BLOCK** providing twin boxes and a **LEAN-TO HAY STORE** behind.

SERVICES

We are informed that the property is connected to mains water and electricity. Private drainage system.

HEATING

Oil fired central heating system from the Rayburn cooker.

COUNCIL TAX

Band F.

TENURE

We are informed that the property is of freehold tenure.

DIRECTIONS

From Hay-on-Wye, proceed east towards Bredwardine and Dorstone and turn right on the edge of town signposted Cusop Dingle. Drive for one mile along this road until you see a bridge on the right hand side with a tarmacadum belmouth. Drive over the bridge and fork left up to Duffryn Barns.

VIEWING

By appointment through McCartneys LLP: 01497 820778

Out of office hours contact Ryan Williams on 07971 289368 or Richard Williams on 07900 255602.



NOTICE

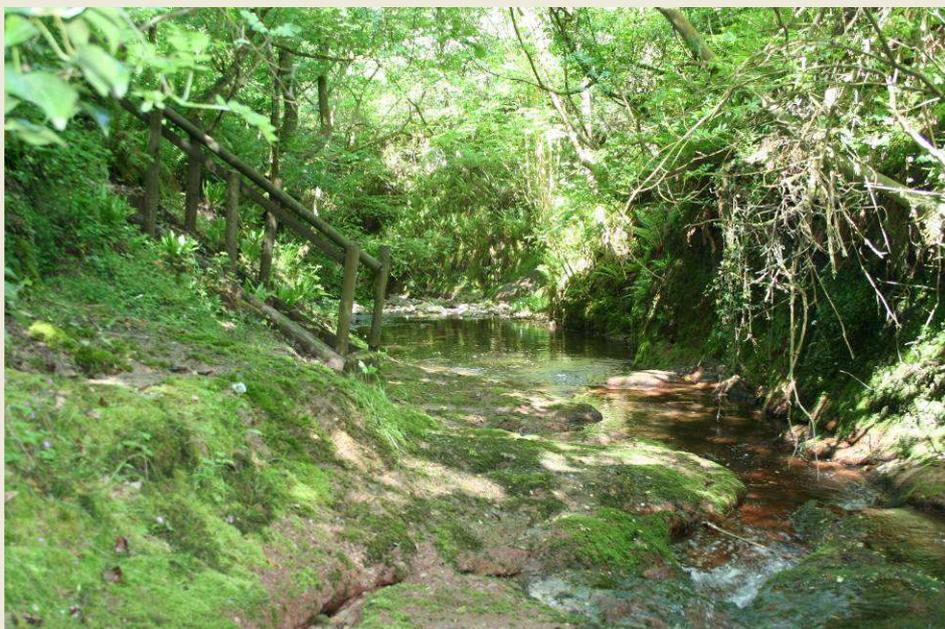
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation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

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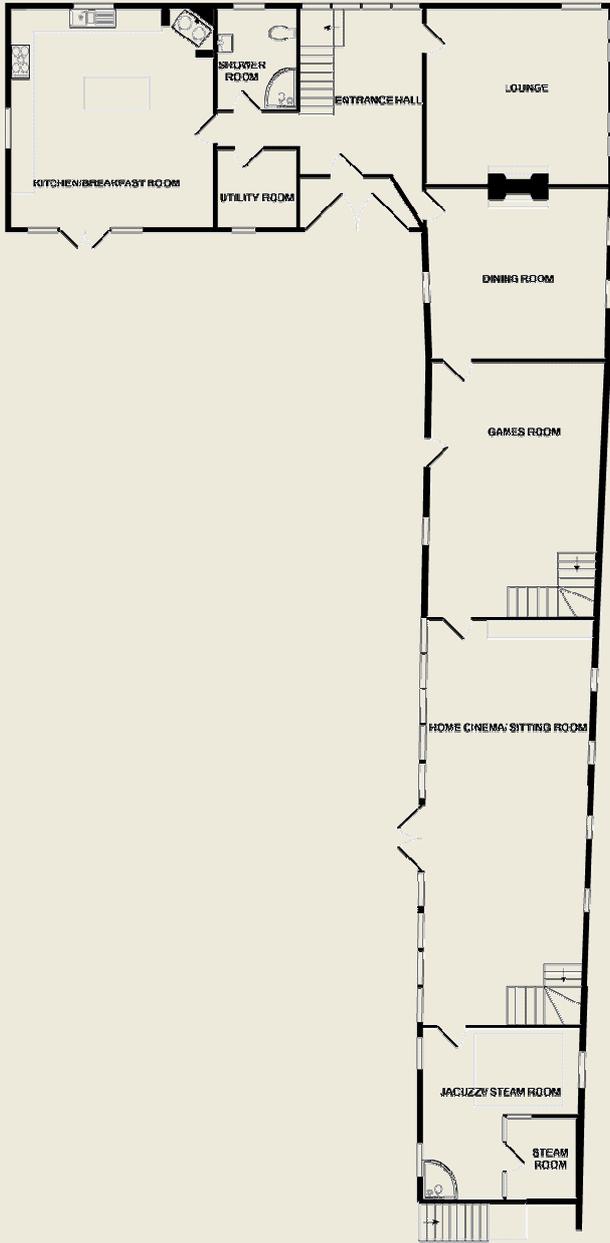


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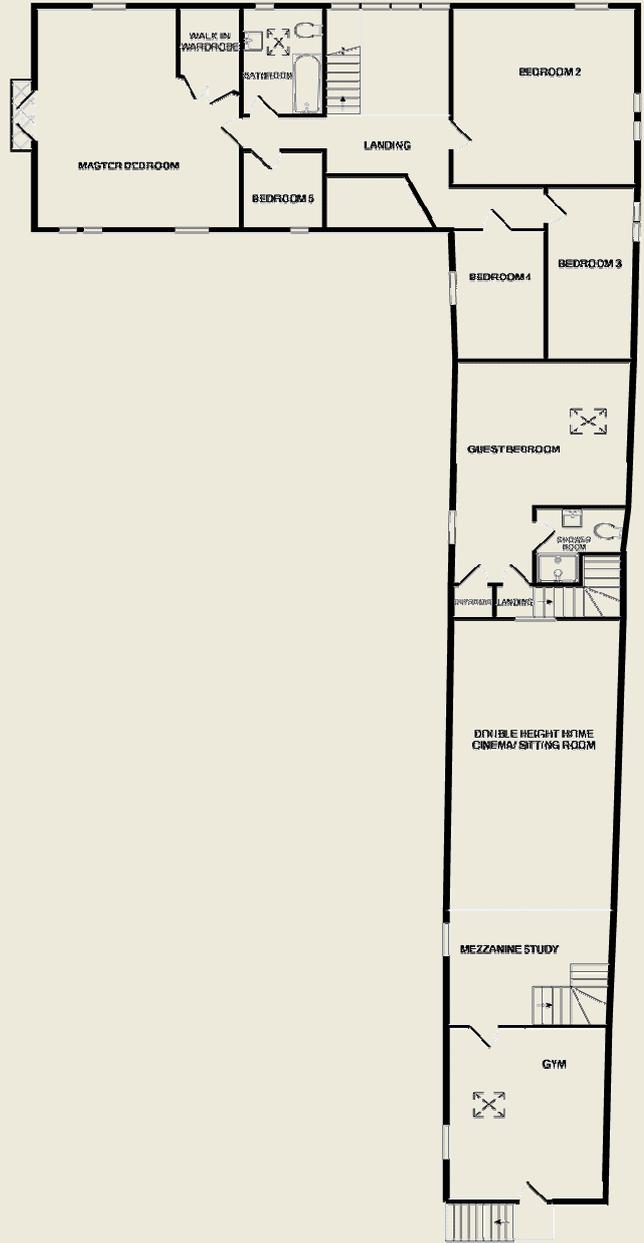
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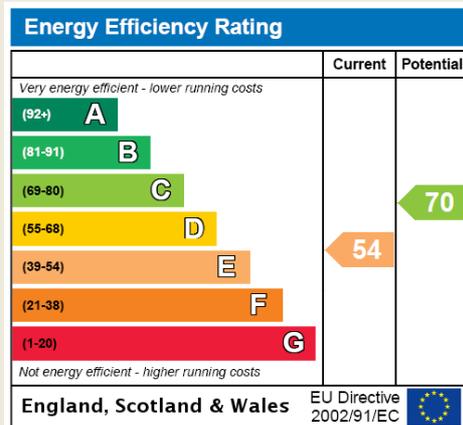


GROUND FLOOR
APPROX. 41,000 SQ. FT.
(3,800 SQ. M.)



1ST FLOOR
APPROX. 41,000 SQ. FT.
(3,800 SQ. M.)

TOTAL APPROX. FLOOR AREA 82,000 SQ. FT. (7,600 SQ. M.)
*Based on 10/10/2018





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