



The Cedars
Cusop | Hay-on-Wye | Hereford | HR3 5QY

FINE & COUNTRY
Homes from  McCartneys



The Cedars, Cusop, Hay-on-Wye

A detached four bedroomed, four bathroomed gentleman's residence set in mature gardens with a further paddock totalling 1.5 acres located in the sought after parish of Cusop on the outskirts of Hay-on-Wye.

The Cedars is a fine unique country residence believed to have been built in the 1950's, which has been greatly extended and improved. The house sits in an attractive and well established garden with a further pony paddock totalling 1.5 acres. The property has in the past been run as a thriving Bed & Breakfast business and is alongside, but well set back from one of the pretty radial routes into the town.

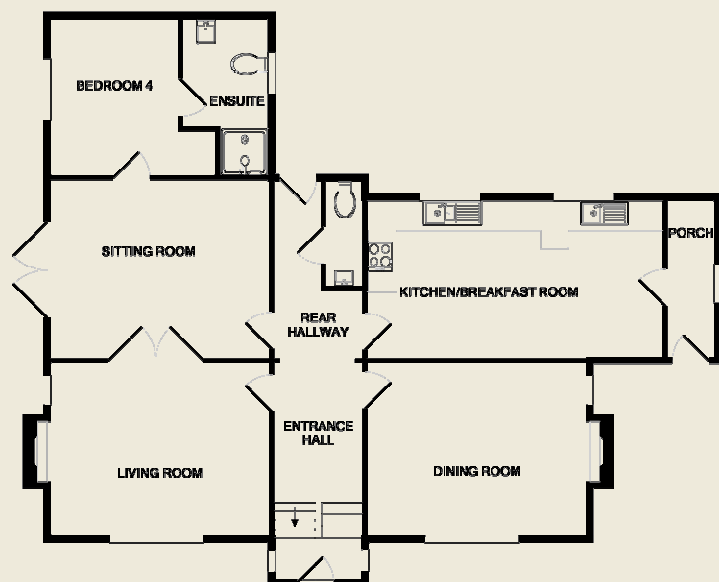
Cusop is a pretty suburb of Hay-on-Wye, located on the English side of the border, which means the property is within the catchment area for Fairfield Secondary school. Hay-on-Wye is a market town offering a wide range of shops and businesses originally associated with its status as a book town but now 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 estate agents, 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.

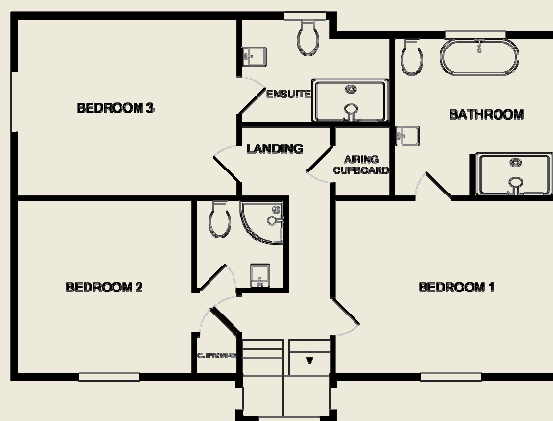
The property comprises the following accommodation (measurements are provided for identification only):

ENTRANCE PORCH - with window east, radiator, door south, Worcester oil fired central heating boiler.

ENTRANCE HALL - with block wood flooring, front door south, windows east and west, radiator, staircase to first floor, doors to:



GROUND FLOOR
APPROX. FLOOR
AREA 1150 SQ. FT.
(106.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 570 SQ. FT.
(51.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 2020 SQ. FT. (188.5 SQ. M.)
Made with Veluxa ©2014

LIVING ROOM - 15' x 12' (4.57m x 3.66m) with window south, radiator, window west, recessed brick fireplace with wood burner on a stone hearth, picture rail, double doors opening to sitting room.

DINING ROOM - 15'1" x 12' (4.6m x 3.66m) with block wood flooring, window south, radiator, window east, recessed brick fireplace.

REAR HALLWAY - with door north to garden, wood block flooring, door to:

CLOAKROOM - with low flush WC, hand basin.

KITCHEN/BREAKFAST ROOM - 20'1" x 11' (6.12m x 3.35m) with Hatfield oak fronted fitted kitchen, AEG ceramic hob, AEG double oven, fitted dishwasher, two sink units, two windows north, window south, door east, two radiators.

SITTING ROOM - 14'5" x 12'4" (4.4m x 3.76m) with large French doors west, radiator.

BEDROOM 4 - 10'11" x 8'11" max (3.33m x 2.72m max) with window west, radiator, access hatch to loft space.

EN-SUITE SHOWER ROOM - with large walk-in shower cubicle, low flush WC, pedestal hand basin, window east, heated towel rail, extractor fan.

FIRST FLOOR

LANDING - via attractive staircase with leaded light windows east, south and west, access hatch to loft space, doors to:

BEDROOM 1 - 15'1" x 12'2" (4.6m x 3.7m) with window south, radiator, picture rail.

EN SUITE - 11'1" x 10'11" (3.38m x 3.33m) with walk-in shower cubicle, panelled bath, low flush WC, pedestal hand basin, window north, radiator, extractor fan, heated towel rail.

BEDROOM 2 - 12' x 12' (3.66m x 3.66m) with window south, radiator, picture rail, large storage cupboard.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

EN-SUITE SHOWER ROOM - 6'2" x 4'8" (1.88m x 1.42m) with corner shower cubicle, pedestal hand basin, low flush WC, heated towel rail, extractor fan.

REAR LANDING - with radiator, large Airing Cupboard.

BEDROOM 3 - 15' x 12'3" (4.57m x 3.73m) with window west, radiator, door to:

EN-SUITE SHOWER ROOM - with large walk-in shower cubicle, low flush WC, pedestal hand basin, window north, extractor fan, access hatch to loft space, shaver point.

OUTSIDE

The property is situated in the highly regarded parish of Cusop located on the edge of the town, a short walk from its facilities. The property is approached via a small country lane which leads to a tarmac driveway that leads to the front and side of the house providing parking and access to:

WORKSHOP - 9'1" x 7'9" (2.77m x 2.36m)

LAUNDRY ROOM - 14'1" x 8'11" (4.3m x 2.72m) with fitted floor units, window west, door to workshop, large storage cupboard, plumbing for washing machine.

GARDEN SHED - 15'7" x 6'1" (4.75m x 1.85m)

The formal lawned garden lies to three sides of the house that incorporates a raised patio area, herbaceous borders and mature shrubs and trees that include beech, cedars, walnut and fruit trees. On the west side is a private patio and barbecue area enjoying late evening sun, also to the front and side of the house is a large paddock with a separate roadside access.

PLANNING ISSUES

There seems to be little doubt that the paddock area has a very high degree of hope value.

SERVICES

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

HEATING

Oil fired central heating system.

COUNCIL TAX

Band F.

TENURE

We are informed that the property is of freehold tenure.

DIRECTIONS

From Hay proceed east on the B4348 towards Cusop. Just before reaching the end of the speed limit turn left onto Nantyglassdwr Lane. The Cedars is the first property on the left hand side.

VIEWING

By appointment through McCartneys LLP - 01497 820778. Out of office hours contact Ryan Williams on 07971 289368 or Rob Fearnley on 07711 875703.

NOTICE

All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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