



LAUREL COTTAGE

Hay on Wye, HR3 5DW





Laurel Cottage
Church Street
Hay on Wye
Hereford
HR3 5DW



An elegant, restored period townhouse in the heart of Hay-on-Wye, combining character architecture with beautifully landscaped gardens, a glazed contemporary extension and a heated swimming pool.

Price £995,000

Situation and Description

This individual house lies towards the western edge of the ever popular and bustling market town of Hay on Wye, which lies on the Welsh Marches in the heart of the beautiful Wye Valley. A favourite destination for walkers and outdoor enthusiasts, Hay also provides a gateway to the Black Mountains and Brecon Beacons National Park. The town itself provides an array of individual shops, as well as an intimate private cinema, a small theatre and a number of pubs, restaurants and cafes. More extensive facilities are then available at the cathedral city of Hereford (21 miles) and the larger town of Brecon (15 miles). Hay became famous in the 1970's and 80's, as the 'largest second-hand bookshop' in the world and now hosts a highly regarded and influential literary festival, which attracts visitors and speakers from all over the world.

Laurel Cottage is actually a very handsome period town house, built to a geometric design, which has been lovingly restored and improved by the current owners. It includes the addition of a wonderful, glazed garden room and studio room which are light and spacious and open onto a professionally designed garden, which incorporates nothing less than a heated swimming pool. Full of character, with a blend of contemporary features, the house is comfortable in size and offers plenty of adaptable space with four/five bedrooms, a cellar gym and a modern kitchen, all with the benefit of gas fired central heating. With its convenient location the house offers beautiful and practical living space with all the benefits Hay has to offer, right on the doorstep.

On arrival, a front door opens into a bright and comfortable sitting room, with a shuttered and secondary glazed bay window to the front, stone fireplace with fitted multi fuel fire, wooden planked floor, fitted cupboards and a surround sound system and TV. Next door a living room also has a bay window to the front and wooden planked flooring, as well as a stone decorative fireplace, and door through to the studio. At the rear of the house and approached either from a 'horse step' staircase, or inner hall, the modern kitchen is both practical and stylish and opens at one end into a glazed garden room. The kitchen area includes a central workstation with inset sink and wine fridge at one end, plenty of cupboards and drawers with quartz worktops above, a Smeg range style 6 ring gas cooker, a built in Miele dishwasher and an American style fridge/

freezer. The kitchen is also supported by a nearby pantry and a separate utility room which provides further cupboard space, a deep fill sink and a Viessman Vitodens 200 gas boiler.

At one end the kitchen seamlessly flows into the stunning garden and studio room which has been an inspired addition to the house and adds a contemporary glazed space to this period house. Full of light, and with bi-fold doors inviting access to the lovely gardens, this area is ideal for dining and entertaining or just relaxing with a morning coffee. From the inner hall and rear lobby, access can be gained to a useful ground floor cloakroom and to an enclosed staircase that leads down to the cellar. This has now been converted into a stylish gym, which has plenty of headroom, borrowed mirrored light, spotlights and fitted cupboards and is a clever use of space.

A lovely period staircase then rises through the centre of the house to the first-floor landing, where doors lead to three individual bedrooms. The master suite has a dual aspect and wardrobes to two walls, with steps up to a dressing room with further wardrobe space and a sliding door to a large and well-appointed en-suite bathroom, with both shower cubicle and bath. A comfortable guest suite lies at the other end of the house and has its own en-suite shower room and the third bedroom on this floor doubles as a useful office. The staircase then continues to the second floor where there are two further bedrooms with far reaching views, which are supported by a shower room with independent control for heating and hot water.

Outside

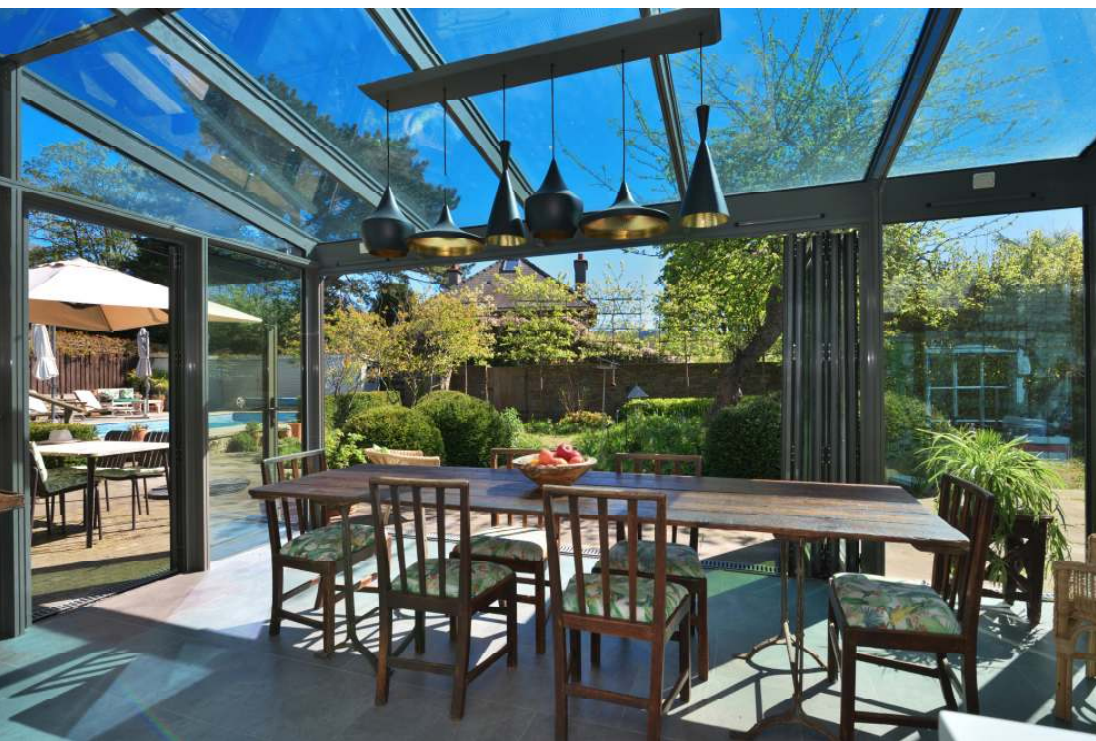
Laurel Cottage is approached either by a gated pathway to the front door or by its own private gated driveway which provides parking for several cars and leads to the side and rear. The gardens are very private and securely enclosed by stone walling and hedging. Beautifully designed and with a westerly outlook, they include various pathways and sun terraces, raised beds, floral borders, yew, box and beech hedging and a fantastic private heated swimming pool, with a pump room with individual gas boiler and adjoining garden stores.







Living Room / Sitting Room / Kitchen leading though to the Conservatory





First floor—Master suite with well appointed en-suite bathroom and dressing room & guest suite with en-suite shower room



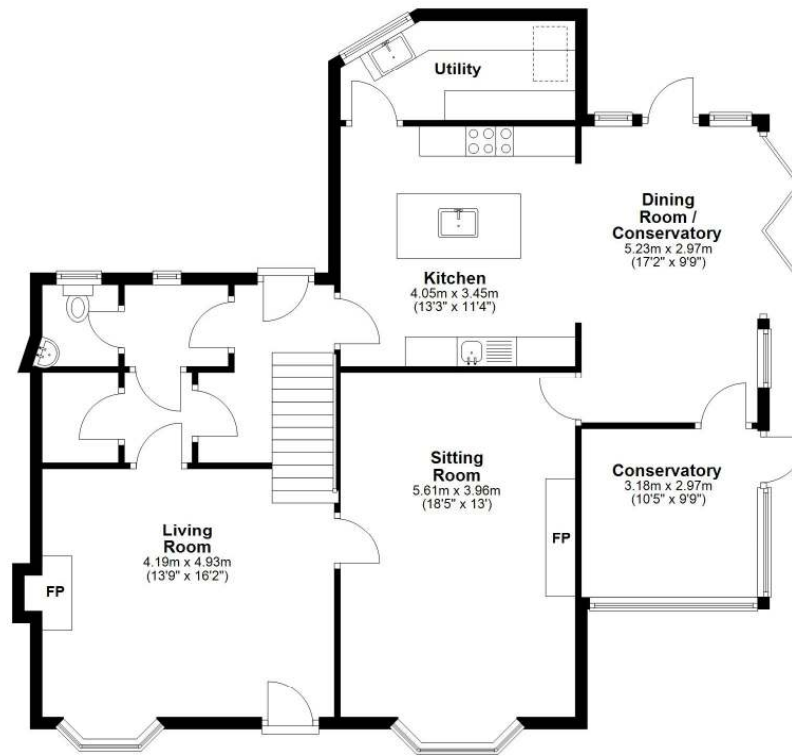


Second floor—two further bedrooms with supporting shower room





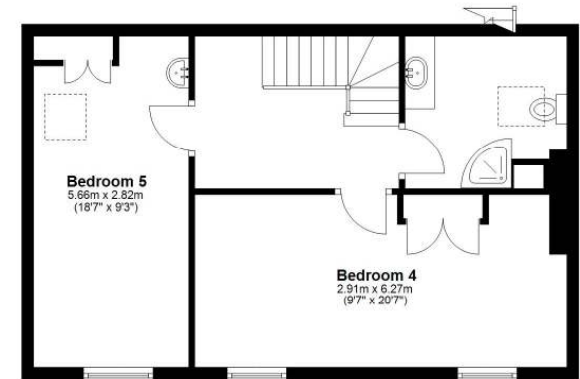
Ground Floor



First Floor



Second Floor



Total area: approx. 221.9 sq. metres (2388.6 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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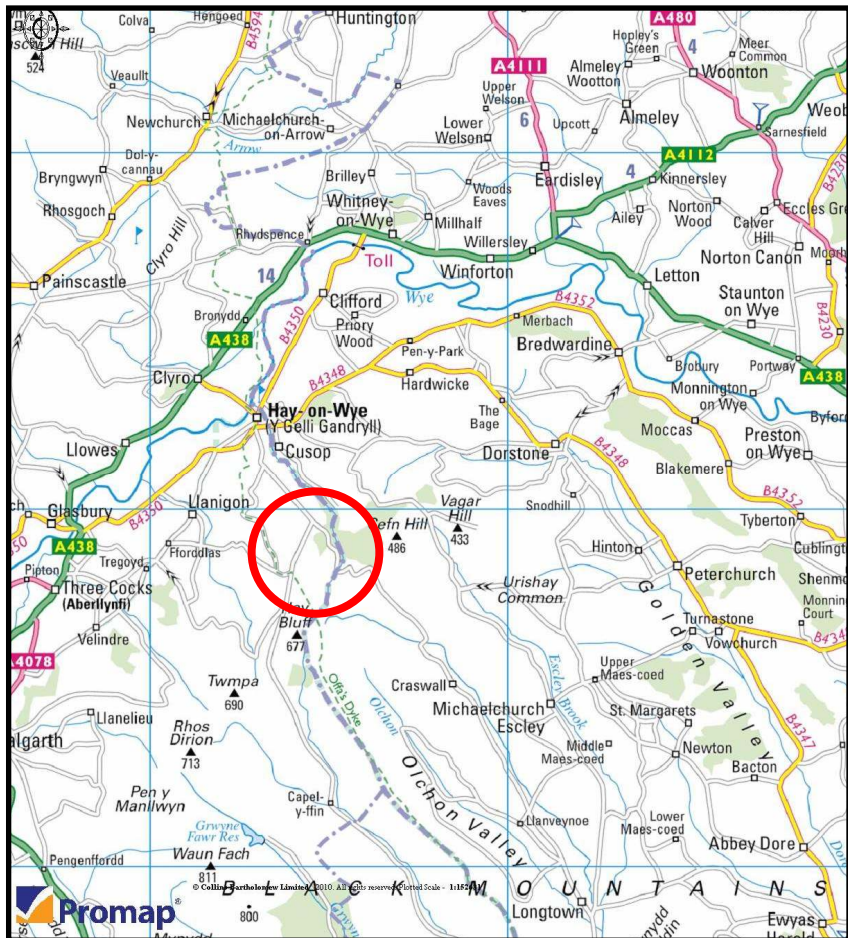
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Directions
 What3Words:///horn.cupcake.unsigned
 From the town centre head towards Brecon and Glasbury on the B4350 and continue past the Cinema Bookshop and the Swan Hotel. Laurel Cottage and its driveway will then be found on the left-hand side.



Services and Considerations
 Mains electricity, water, gas and drainage are all connected.
 Tenure Freehold
 Broadband
 Council Tax band G
 EPC Rating E 52/76
 Broadband <https://checker.ofcom.org.uk/>
 Mobile Phone Coverage <https://checker.ofcom.org.uk/>
 Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herfordshire>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



