

Holters

Local Agent, National Exposure

Trigfan, Hay-On-Wye, Hereford, HR3 5RF

Offers in the region of £595,000



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A rare opportunity to acquire a spacious family home in the peaceful yet well-connected location of Cusop, just a short distance from the renowned Hay-on-Wye. Viewing is highly recommended

Key Features

- Stunning Family Home
- Located in a Highly Desirable Location
- Within Walking Distance of Hay-on-Wye
- Detached, Three bedroom Property
- Extended and Improved Accommodation
- Offering Impressive Kitchen/Reception Room
- Ample off Road Parking
- Lovely, Enclosed Rear Garden & Raised Decked Seating Area
- Detached Building Currently Used as a Prep Kitchen
- EPC - F

The Property

Nestled in the picturesque and sought-after village of Cusop, this beautifully presented three-bedroom detached house offers the perfect blend of countryside charm and modern living. Thoughtfully extended and well maintained, the property is ideal for families or anyone seeking a peaceful retreat with practical space.

Step inside to a spacious and light-filled interior, featuring a stylish extended kitchen that serves as the heart of the home — perfect for entertaining or relaxed family dining. The living areas are bright and welcoming, while the three well-proportioned bedrooms provide comfortable accommodation.

Outside, the home boasts a substantial rear garden — a true highlight — offering ample space for outdoor living, gardening, or children's play. At the front, off-road parking provides

convenience and adds to the overall appeal of this fantastic property.

Located within easy reach of Hay-on-Wye and surrounded by the beautiful Herefordshire countryside, this property combines rural tranquility with excellent accessibility.

As you approach the property a brand-new canopy porch opens to the main hallway which turns has a stair to the first floor and access to the main reception room/kitchen and ground floor third bedroom. The third bedroom is a pleasant double or could be a very useful second reception room if required. The room has a large bay window to the side giving it a light aspect. The main reception room is a superb space within the house when where you can imagine the family relaxing, there is a woodburning stove and again a large bay window to the side. This room has been extended and is open plan to an impressive kitchen with ample fitted wall and base units, an integrated 5 ring gas oven and a central preparation island. From the kitchen you enjoy a lovely outlook over the rear garden with sliding glazed doors opening onto a large decked seating area, perfect for evening dining and summer barbecues. To the side of the kitchen is a useful utility/laundry room which in turn leads to a rear entrance hall and separate ground floor WC.

The first floor accommodation continues the light airy theme, offering two double bedrooms in total with a family shower

room and ensuite bathroom to the master bedroom. The master bedroom is a generous double bedroom with windows to two elevations and a lovely outlook over the rear garden. An open doorway leads to a dressing area and in turn to the ensuite bathroom. The ensuite has been tastefully finished and offers a modern white suite with a separate shower and roll top bath. The second bedroom is again a pleasant double room with and the shower room is fitted with a modern white suite with a large walk in shower. A great family home is a wonderful location!

Outside

Externally the property boasts a large well maintained garden which is perfect for a family to enjoy, with a large flat lawn and mature and established trees giving plenty of privacy from the neighbouring properties. To the front there is parking for four vehicles with a gated pedestrian access leading to the enclosed rear garden. A particular feature of the property is the detached building within the grounds which is currently used as a preparation kitchen for a bakery. This building has the benefit of power, lighting, water and an electric ventilation system. This is suitable for a number of uses or could be handy storage, a great workshop or ideal for someone working from home.

The Location

Encompassed by stunning scenic countryside with rolling hill tops, crop fields and pasture land stocked with sheep and cattle as far as the eye can see, the area of Cusop is a 1 mile drive from



Hay-on-Wye. 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

- Hay-on-Wye - 1 mile
- Brecon - 16 miles
- Hereford - 20 miles
- Abergavenny - 26 miles

Services

We are informed the property is connected to mains water electric and drainage..

Heating

The property has the benefit of electric heating with an electric immersion heater.

Council Tax

Herefordshire County Council - Band E

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

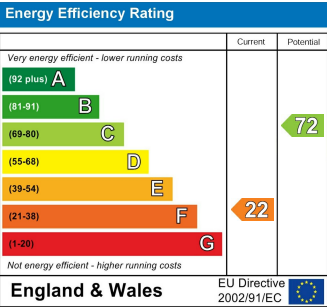
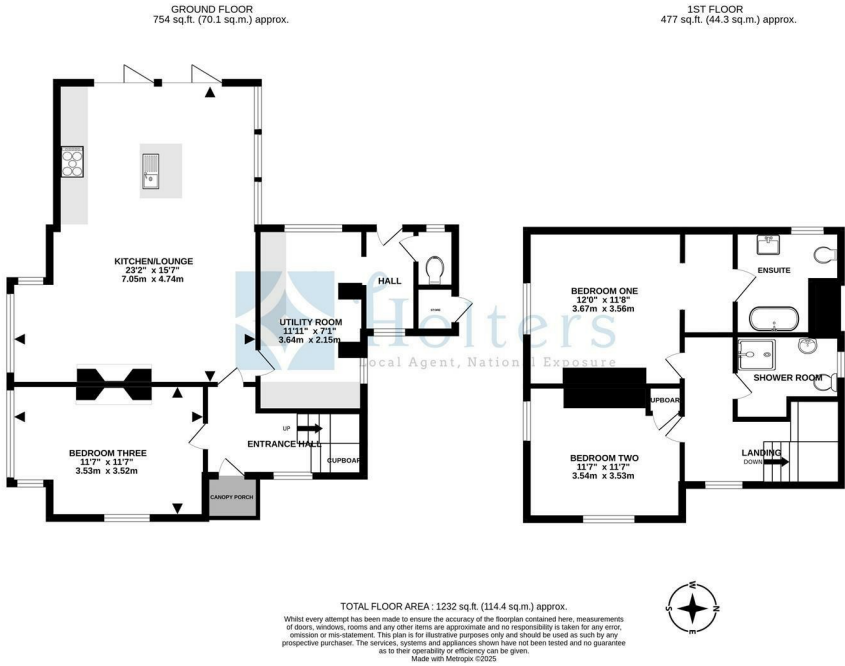
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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.

Consumer Protection

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.

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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