



**Threeways, Cusop Dingle, Hay-On-Wye, Hereford, HR3 5RQ**

**Offers in the region of £599,950**



**Holters**  
Local Agent, National Exposure



# Threeways, Cusop Dingle, Hay-On-Wye, Hereford, HR3 5RQ

Tucked away in the ever-popular Cusop Dingle and a short walk to Hay-on-Wye for a coffee, this wonderful detached cottage sits proudly in an elevated position, enjoying superb countryside views, beautiful grounds of approximately half an acre and the perfect blend of character charm with modern day comfort. Properties in this location are always highly sought after, and once you arrive it is easy to see why!

- Stunning Detached Cottage
  - Mix of Modern Comforts & Original Character Features
  - Extended Accommodation With Optional Fourth Mezzanine Bedroom
  - Ample Off Road Parking | EPC - E
- In the Highly Sought After Location of Cusop Dingle
  - Stunning Kitchen, with Light Aspect
  - Offering Three Double Bedrooms
- In an Elevated Position Enjoying Countryside Views
  - Two Reception Rooms with Cosy Wood Burning Stove
  - Grounds Extending to Half an Acre of with Lawn and Wooded Copse

**The Property**  
Occupying a superb hillside setting within Cusop Dingle, just a short distance from the famous book town of Hay-on-Wye, this beautifully presented detached cottage which dates back to 1880 offers a rare lifestyle opportunity. Full of warmth and personality, the property has been thoughtfully improved and extended by the current owners, creating a home that perfectly combines original cottage features with stylish contemporary additions. From the exposed beams and stone fireplace to the bright modern kitchen extension and far-reaching outlook, there is so much to admire here. The accommodation is both practical and flexible, ideal for families, buyers seeking a peaceful retreat, or those wanting space to work from home.

As you approach the property, a door opens directly into the stunning kitchen/dining room, and what an introduction to the home it is. This superb extended space has been designed to make the most of the wonderful setting, with a vaulted ceiling, rooflights and large picture glazing framing the surrounding countryside beautifully. Flooded with natural light, it offers ample fitted units, extensive work surfaces and space for dining, making it the true heart of the house and a fantastic place to cook, entertain or simply sit and enjoy the outlook. Doors open directly onto the patio and garden. Leading through from the kitchen you step into the main reception room, a fabulous character space with exposed beams, timber flooring and a striking central stone fireplace housing a woodburning stove, which is open double sided giving a cosy feel to both reception rooms. These rooms instantly give a warm

and welcoming feel and you can easily imagine relaxing here on a winter's evening with the fire lit. The second reception room lies beyond and provides another generous and versatile living space. Currently used as a sitting room, it would also make an excellent snug, playroom or home office if required. Again, character features continue with exposed timbers and a pleasant outlook from the windows.

The remainder of the ground floor accommodation provides a side hall, which gives access via a circular stair to the optional fourth bedroom, together with access to a stylish modern ground floor shower room, which is fitted with a contemporary white suite, ideal for guests or everyday family life.

The first floor accommodation continues to impress. There are three double bedrooms in total, all enjoying plenty of character and natural light. The principal bedroom is a spacious room with a pleasant outlook and excellent proportions. Bedroom two is another comfortable double, while bedroom three is ideal for children, guests or a study if preferred. The family bathroom is attractively fitted and offers a modern suite with bath and shower over. A further staircase rises to the mezzanine level, currently used as an occasional bedroom, providing excellent additional flexibility. This would be ideal as a hobbies room, home office, teenage den or optional fourth bedroom.

**Outside**  
Externally the property enjoys grounds extending to approximately half an acre, which are a real delight. There is a generous lawned garden, ideal for children or

entertaining, together with patio seating areas perfectly placed to enjoy the peaceful surroundings. To one side the garden extends into a wooded copse, creating a lovely natural backdrop and adding privacy and character to the setting. Mature shrubs and planting soften the landscape beautifully, while the elevated position ensures the views are always on show. There is also a useful detached outbuilding/store, ideal for storage or a workshop. The property enjoys both a side vehicular access which provides a private drive and ample parking, together with a second pedestrian access which climbs from the roadside to the front.

This really is a special home in one of the area's most desirable locations. A charming detached cottage, stylishly improved, with land, views and character in abundance. Viewing is highly recommended.

**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, Cusop Dingle is a 1 mile drive from Hay-on-Wye. Located directly opposite the Offa's Dyke Path giving endless opportunities to explore the wonderful local scenery. 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







