



New House

Cusop | Hay-on-Wye | Hereford | HR3 5TG

FINE & COUNTRY  
Homes from  **McCartneys**





# New House, Cusop

A fine period farmstead with a recently extended four bedroomed character farmhouse, various useful outbuildings and 1.75 acres of pony paddocks and pasture in an elevated position overlooking the surrounding countryside.

New House is a detached period stone built farmstead situated in a fine elevated rural situation about 3 miles south east of Hay-on-Wye in the foothills of the Black Mountains and in an area of outstanding beauty with superb views of the surrounding countryside and spectacular country walks. The house was once occupied by Lady Betjemen, the late Poet Laureate's wife and was sympathetically modernised and extended some years ago to provide spacious well appointed accommodation with many of its period features retained. Further recent improvements include a much extended and completely re-fitted kitchen with the provision of an oak framed extension with fine views.

New House stands in an area of great natural beauty with a large area of woodland to the south and extensive views to the north and west. Hay-on-Wye is about 3 miles away to the north west with its famous secondhand bookshops and good local facilities

whilst Hereford is some 20 miles to the east. The property is located within the catchment area for the popular and sought after Fairfield High School at Peterchurch. New House is situated just outside the National Park boundaries in an area of high landscape value with superb walking, riding and recreational countryside nearby.

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

**PORCH** - with outer door, protecting the main door and leading to:

**ENTRANCE HALL** - 13'3" x 9'4" (4.04m x 2.84m) with staircase to first floor, window east and two lancet windows south, telephone point, radiator, new flag stone floor.

**DRAWING ROOM - 19'6" x 15'5" (5.94m x 4.7m)** with a multi-fuel stove on a tiled hearth, new outside door, new double glazed windows north and west, two radiators, door to:

**STUDY - 15'3" (4.65m) x 8'10" (2.7m) approx. average** being slightly triangular in shape with window east and south and fitted shelving.

**CLOAKROOM - 8'8" x 5'5" (2.64m x 1.65m)** with pedestal hand basin, low flush WC, mirror, radiator, quarry tiled floor, spotlighting, window north west, airing cupboard with hot water cylinder.

**SITTING ROOM - 12'6" x 12'2" (3.8m x 3.7m)** with stone fireplace with hardwood mantle over and multi fuel stove, recess area with fitted storage shelves which go through until the end, further recess, radiator, exposed and stained pine floorboards, secondary glazed window north, TV point.

**DINING ROOM - 14'1" x 12' (4.3m x 3.66m)** with stone flag floor, feature stone chimney and fireplace (currently with no flue), exposed beams, stone shelved alcove, radiator, secondary glazed window and stable door north.

**KITCHEN - 13'8" x 13' (4.17m x 3.96m)** recently completely re-fitted with good quality floor and wall units with worktops, Belfast sink with cupboard below, high quality free-standing cooker (optional), window south, quarry tiled floor, part tiled walls, opens to a:

**MAGNIFICENT OAK FRAMED GLAZED EXTENSION - 17'5" x 9' (5.3m x 2.74m)** with 2.9m wide bi-fold doors opening up the whole room to the patio area beyond.

**REAR HALL UTILITY - 11'4" x 5'11" (3.45m x 1.8m)** with outside stable door, window south, Belfast sink with oak top and drainer, floor unit, plumbing for automatic washing machine.

**CELLAR -** with access from trap door in sitting room with stone steps, electric light, extractor fan, slabbed floor, interesting stone features.

## FIRST FLOOR

**LANDING AREA -** with window east and two small windows south, radiator, access hatch to loft space, doors to:

**BEDROOM 1 - 15'3" x 11'10" (4.65m x 3.6m)** with new double glazed windows north and west with views, radiator, walk-in wardrobe measuring 1.7m x 0.95m with light and hanging rail, door from bedroom to:

**EN-SUITE BATHROOM - 11'4" x 5'5" (3.45m x 1.65m)** with shower cubicle, low flush WC, inset bath, heated towel rail, hand basin, window east.

**BEDROOM 2 - 11'10" x 7'7" (3.6m x 2.31m)** with radiator, new double glazed window west.



**FAMILY BATHROOM - 9'6" x 5'5" (2.9m x 1.65m)** with power shower with glass screens, extensive wall tiling, fitted hand basin, low flush WC, radiator, window north west.

**SMALL LANDING AREA -** giving access to bedrooms 3 and 4.

**BEDROOM 3 - 12'6" x 8'10" (3.8m x 2.7m)** with secondary glazed window north, telephone point, radiator.

**BEDROOM 4 - 14'1" x 12'2" (4.3m x 3.7m)** with windows west and north, radiator, fitted wardrobe.



EPC graph



## OUTSIDE

A feature of the property is the courtyard area with a large new raised stone patio area and attractive stone walls with the building itself providing a high degree of privacy. The property has pleasant areas of lawned garden running down to a little stream with ornamental trees and shrubs, etc. The 1.5 acre paddock forms an attractive meadow habitat for wildlife and birds and can also be accessed through a separate five bar gate from the road. Along one edge is a small stream which is the longest tributary of the River Dore and there is a gated access onto the courtyard area in front of the extensive **FARM BUILDINGS**, which include:

**WORKSHOP - 15'1" x 13' (4.6m x 3.96m)** with light and power.

**GARAGE - 16'1" x 13' (4.9m x 3.96m)** with light, power and double doors.

**OUTSIDE TOILET** - with low flush WC and light.

**OPEN FRONTED LOG STORE/CARPORT - 15'1" x 14'1" (4.6m x 4.3m)** with outside light and doorway to the:

**GENERATOR ROOM** - with Lister standby generator.

**STABLE - 11'8" x 9' (3.56m x 2.74m)** with canopy area to the front and stable door, etc. On the opposite side of the house is an:

As well as being a fine family or retirement home, the property lends itself to equestrian use, those with hobbies, or who are working from home, or has scope for conversion to additional living accommodation, subject to any consents necessary.

## SERVICES

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

## HEATING

Oil fired central heating system.

## COUNCIL TAX

Band E.

## TENURE

We are informed that the property is of freehold tenure.

## DIRECTIONS

This property is not situated up Cusop Dingle. Proceed out of Hay towards Bredwardine and at the end of the long straight out of town, turn right signposted Michaelchurch Escley and Longtown. Follow this road for just over a mile and at the fork bear right, still signposted Longtown. Continue climbing up onto the top of Cusop Hill, past the terrific Black Mountain views, to New House which 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.

**Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.**

**MCCARTNEYS LLP REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. REGISTERED NO: OC310186**



Tel 01497 820778

Scan me with your smart phone to view me online.

Fine & Country Hay-on-Wye  
11 High Town, Hay-on-Wye  
Hereford HR3 5AE

[fineandcountry.com](http://fineandcountry.com)