



Rosedale, Cusop, Hay-on-Wye, Hfds, HR3 5RF

 **Sunderlands**  
Residential Rural Commercial



**Rosedale**  
**Cusop**  
**Hay-on-Wye**  
**Herefordshire**  
**HR3 5RF**

- A superbly appointed detached house
- Found in a highly desirable location
- Beautifully presented accommodation
- Retaining period and characterful features
- Close to Hay-on-Wye

**Hay-on-Wye 0.7 miles**  
**Brecon 17 miles**  
**Hereford 21 miles**

## Description

Rosedale is a delightful house offering extensive and beautifully presented 6 bedroom accommodation. The property is found in a delightful location in Cusop, on the edge of Hay-on-Wye in a light and open position.

## Location

Rosedale is found in the centre of Cusop village, which is very closely connected to Hay-on-Wye.

Hay-on-Wye is renowned as "the town of books" for its range of second-hand bookshops as well as further boutiques, cafes, dentists' surgeries, primary school, post office, library, doctors surgery, antique shops and galleries. There is a range of public houses as well as smaller restaurants. Hay offers a bustling market every Thursday.

Further afield main city services and independent education facilities can be found in the cathedral city of Hereford some 20 miles away.

With the famous Offa's Dyke walking route passing through Cusop and the Brecon Beacons National Park nearby there is a wide range of leisure activities available from walking, cycling and riding as well as water sports being found at Llangorse, This property is very well situated for anyone looking for a lifestyle change and to take advantage of these local recreations.

## Accommodation

Overall, the accommodation is very light and airy with an entrance hallway giving access to the formal sitting room as well as a further reception room to one side with an open fireplace. The main formal reception room has a bay window to the front and a wood burner. This opens through into the dining room with windows to the side and front again being light and airy. Across the hallway is the kitchen which has an excellent range of fitted units, a range cooker and Rayburn as well as windows looking out over the garden to the side. There is also an island and solid work surfaces.

From the kitchen there is a utility room with a stable door to the outside.

Also on the ground floor there is a cloakroom with W.C and basin. There is also access into the cellar which is formed of one main room with doors to one side leading out into the parking area.

The staircase to the first-floor landing gives access to three double bedrooms, two of which have en-suite facilities. On this floor there is also a further room which is used for linen and storage. The first-floor bathroom has a panel bath and shower over, a window to the side and access to a separate W.C.

The staircase continues to the second floor where there are three further bedrooms with the master bedroom having an en-suite shower room. Please note there is also further eaves storage and a new roof with 24 years remaining on the Master Craftsman guarantee.

## Outside

The property is approached from the Cusop Dingle lane into a parking and driveway area with space for several cars. There is an inviting front pedestrian entrance with a pathway leading around to the side garden with a floral border running along one side and an area of lawn which continues around to the rear garden with a lower section and views out over fields.

To the rear of the property there is a level patio area with space for seating and an outside room with power and lighting (3.38m x 3.02m) currently used as garden storage, which is of stone, brick and timber construction with a slate roof and concrete floor.

There is a step down where there is a useful timber building with external measurements of 5.45m x 2.63m and situated next to it is a hot tub which is included in the sale.

## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

Hereford Council Band "F".

## Services

We are advised that the property is connected to mains electricity, water, drainage and gas. Please note the services and service installations have not been tested.

## Directions

From the centre of Hay-on-Wye take the B4348 towards Cusop and proceed over the Dulas Brook bridge. Take the next right-hand turn, signposted Cusop Dingle. Continue along the lane and just before the turning to the church the property is found on the right-hand side.

## Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

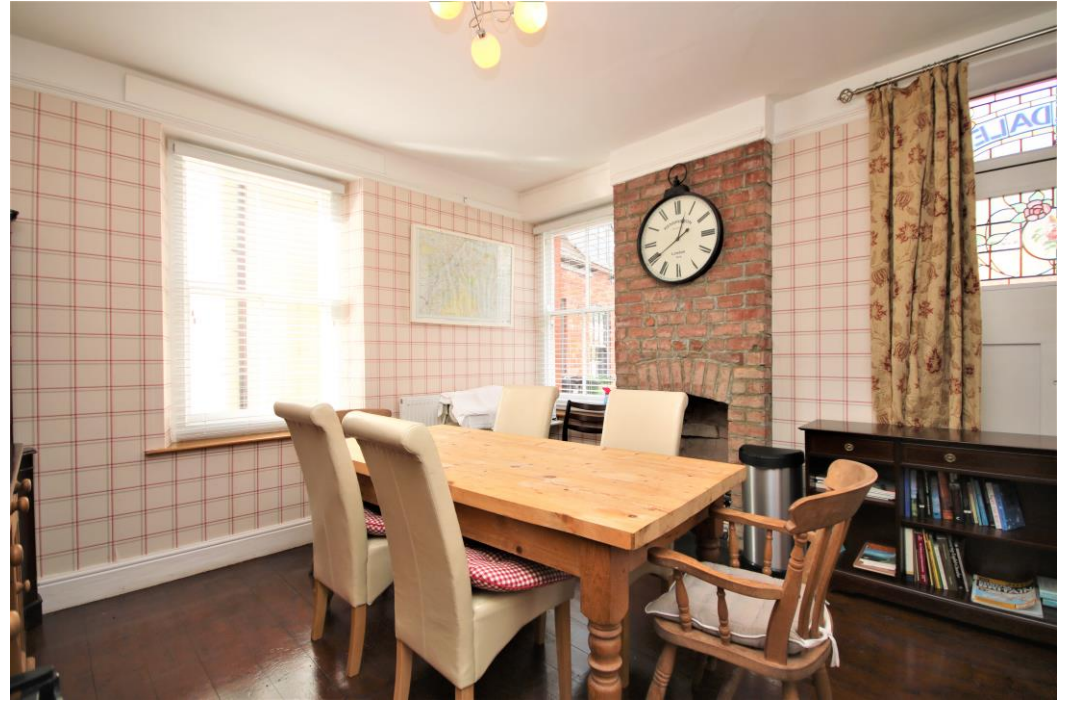
Mon-Fri 9.00-5.00pm.

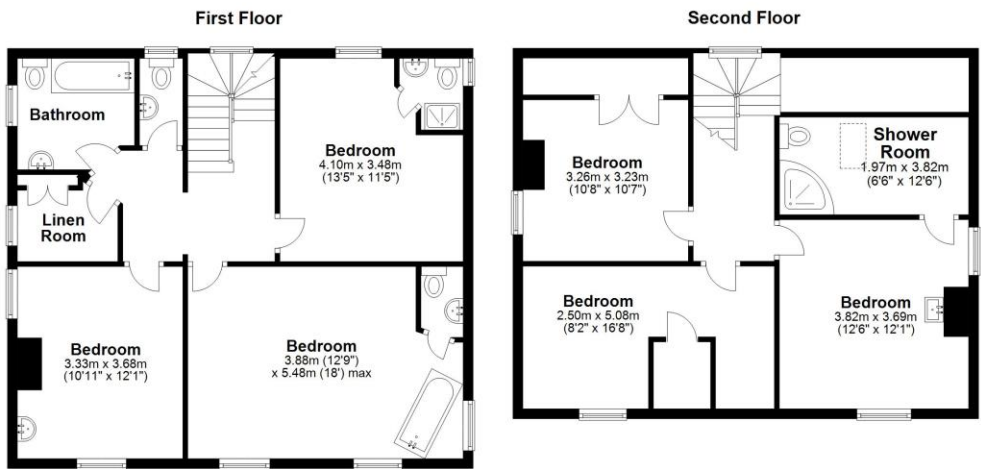
Out of hours contact:

Harry Aldrich-Blake 07717 410757









Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

**Viewing by appointment through Sunderlands**

**Hay-on-Wye Branch**  
 3 Pavement House, The Pavement,  
 Hay on Wye, Herefordshire HR3 5BU  
 Tel: 01497 822522  
 Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake  
 07717 410757

**Hereford Branch**  
 Offa House, St Peters Square,  
 Hereford HR1 2PQ  
 Tel: 01432 356161  
 Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Please note none of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.