



The Haven, Hardwicke, Hay-on-Wye, Hfds, HR3 5TA





**The Haven
Hardwicke
Hay-on-Wye
Herefordshire
HR3 5TA**

- A splendid and historic period house
- Set in approximately 5.6 acres
- 2 separate letting apartments
- Found close to Hay-on-Wye and surrounded by beautiful countryside

**Hay-on-Wye 2 miles
Hereford 18 miles
Brecon 18 miles**

Description

The Haven is a splendid country house with an interesting history, set in delightful gardens, grounds and paddocks extending to approximately 5.6 acres. Within the grounds there are 2 holiday apartments providing a very useful income.

Overall, the main house offers beautifully presented, extensive and versatile accommodation with 7 double bedrooms, 5 of which are en-suite and a magnificent sitting room looking out over the garden.

Location

The Haven is located in the upper reaches of the Golden Valley just some 2 miles from the market town of Hay-on-Wye offering an excellent selection of facilities including convenience stores, a supermarket, chemist, doctors surgery, dental surgery and a primary school. The town is known around the world for its second-hand bookshops and the annual Hay Literary Festival. The town also has a wide range of boutique and independent shops and is set in the charming Wye Valley.

Accommodation

Entering the property through the front door there is an original period tiled floor and a doorway immediately to the left-hand side which leads into a reception room, currently used as a games room, with shuttered sash window to 2 aspects. This is a delightful, light and airy room with an open fireplace.

A central corridor gives access to the downstairs reception rooms. The sitting room is another resplendent room with shuttered windows on 2 sides, french doors leading out to the garden and a natural stone fireplace with a woodburning stove.

Leading along the corridor there is a downstairs bedroom of double proportions and an en-suite wet room. The central hallway continues to an office with a window to the rear which also contains the consumer units. Adjacent to the rear door and porch there is a w.c and access to the cellars.

The dining room is of an excellent proportion with a south-facing window, fireplace and a doorway which connects through to the kitchen.

The kitchen offers an extensive range of base and wall units with a granite work surface, oil fired Rayburn, dishwasher and a sink with a window through from the kitchen there is a back kitchen with 2 electric ovens, an integral fridge, a sink and work surfaces.

Next to the back kitchen there is a further side hallway with a door to the outside and a snug reception room.

A staircase in the central hallway leads to the first-floor landing which provides access to all 6 bedrooms. The main bedroom has its own self-contained suite with beautiful views from the windows, a dressing room with ample hanging rail space and a door leading through to the bathroom where there is a bath, separate shower cubicle and an inset basin with drawer and cupboard storage.





Stargazers Apartments

Entering the downstairs reception area there is a door immediately ahead leading to the ground floor apartment. On entering the apartment there is a sitting room with 2 windows to the rear and woodburning stove. Immediately through the sitting room there is a double bedroom. The kitchen offers wall and cupboard storage with an electric hob, sink and space for a dining table.

From the kitchen there is a corridor which leads to the bathroom with panel bath, separate shower cubicle, close-coupled w.c and a wash-hand basin. Next to the bathroom there is also a double bedroom with a window looking out over the garden and a door leading to the outside.

The second apartment is accessed via a staircase from the downstairs reception area. On accessing the apartment there is a double bedroom immediately to the right-hand side with cupboard storage. This apartment offers an open plan living and kitchen area with kitchen units, a sink, space for a free-standing electric oven and has windows looking out over the garden.



Outside

A driveway leads from the main public highway down through the front garden into an ample parking and turning area with a separate parking area for the holiday apartments. Adjacent to the driveway is an extensive garage with 2 up and over doors, a utility area providing plumbing for a washing machine and space and power for a tumble dryer.

Adjacent to the driveway there is a useful outbuilding of timber construction with a single pitch roof measuring approximately 11.8m x 3.97m with a hardcore floor and partitioned into 2 areas. The front area is enclosed with the rear area being open to one side.

Immediately to the rear of the main building there is a large terrace area and a former pumphouse which is now used as leisure space with a small kitchenette, a separate shower room with a shower cubicle, w.c and wash-hand basin.

One of the many delightful features of this property is the gardens which are extensive and beautifully planned with a wide range of floral and herbaceous borders and extensive level lawns.

Within the grounds there is also a generous kitchen garden as well as a wide range of soft fruit trees. A point of note is the remains of the original walled garden that once served this enchanting property.

At the end of the garden there is also a summer house of timber construction

offering delightful views back towards the main house.

To the northeast of the property there are paddocks which extend to approximately 4.15 acres.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band & Rateable Value

Herefordshire Council Band "G"

The holiday apartments have a rateable value of £6,200.

Services

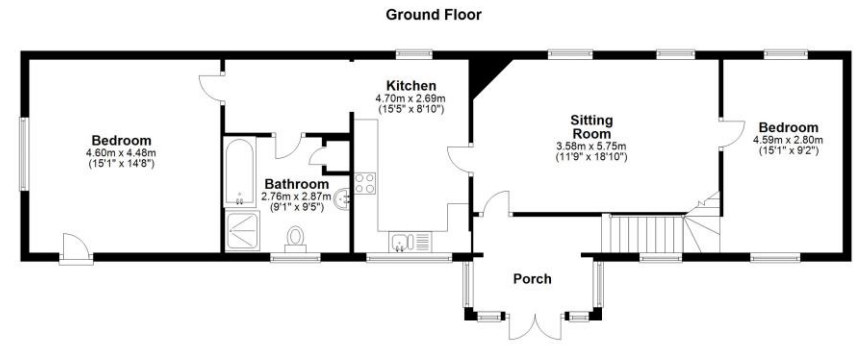
We are informed that the property is connected to mains water and electricity, septic tank drainage and oil-fired central heating, part of which is served by radiators and underfloor heating. The property benefits from photovoltaic panels with a useful feed in tariff. The holiday apartments are connected to electric heating. Solar thermal tubes also provide hot water to the main house.

Please note the services or service installations have not been tested.

Directions

From Hay on Wye take the B4348 in an easterly direction towards Bredwardine, after approximately 3 miles take the right hand turn signposted Dorstone and Peterchurch also on the B4348. The driveway for the property is found up the hill on the left-hand side before the turning to Hardwicke church.





Stargazers Apartments

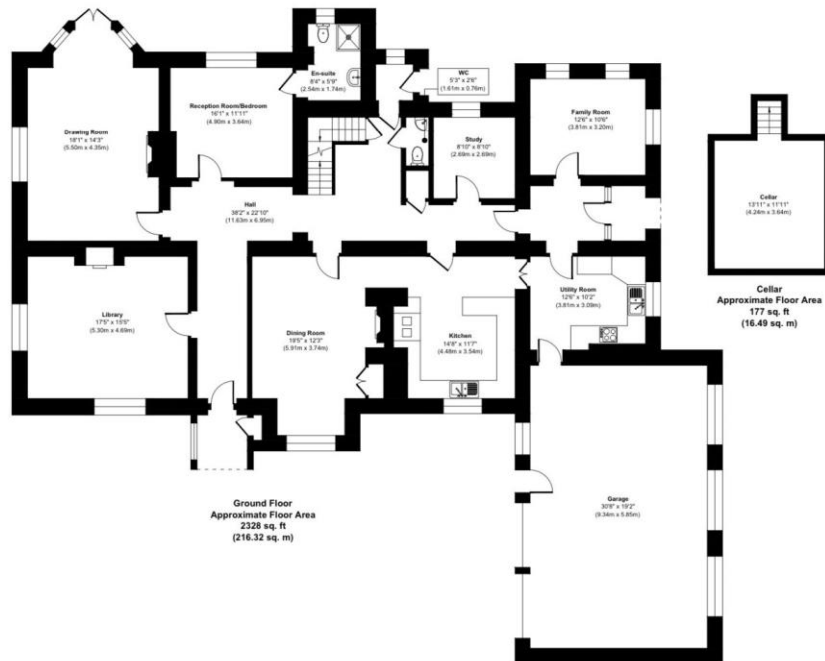
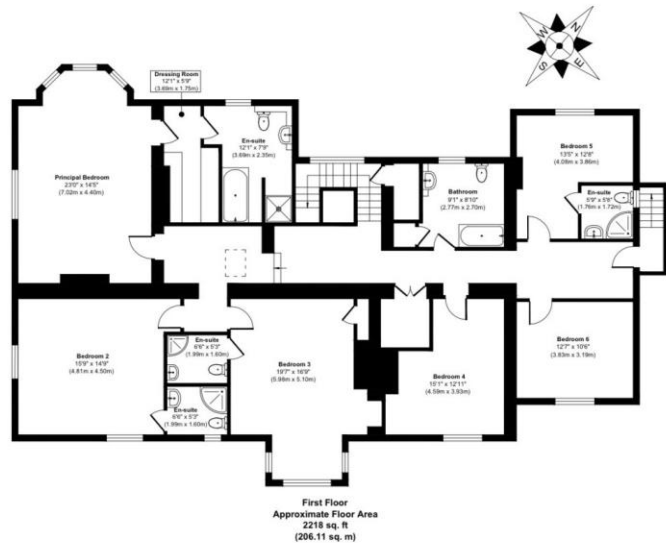


Total area: approx. 143.3 sq. metres (1542.8 sq. feet)

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



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Approx. Gross Internal Floor Area 4723 sq. ft / 438.92 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Viewing by appointment through Sunderlands

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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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.