



Clifton House

Hay-on-Wye

Clifton House
Belmont Road
Hay-on-Wye
Hereford
HR3 5DA

- *Elegant three-storey period townhouse*
- *Spacious and versatile accommodation throughout*
- *Rich in character and period features*
- *Five bedrooms including two with en-suite facilities*
- *Generous kitchen opening onto the garden*
- *A rare opportunity to acquire a substantial family home in one of the town's most sought-after locations*

Brecon 15.5 miles
Hereford 21 miles
Abergavenny 30 miles

INTRODUCTION

Clifton House is an exceptional three-storey townhouse that effortlessly combines generous proportions with the warmth and charm of a much-loved family home. Occupying a highly desirable position in the very heart of the historic book town of Hay-on-Wye, this delightful property retains an abundance of original features while offering flexible accommodation ideally suited to modern family living.

Light-filled interiors, character fireplaces, exposed architectural details and a welcoming atmosphere create a home that is both elegant and inviting. Complementing its central location is the rare advantage of private off-road parking, a covered carport and an enclosed garden—features seldom found within the town centre.

LOCATION

Perfectly positioned in the centre of the historic market town of Hay-on-Wye, Clifton House enjoys immediate access to the town's renowned independent bookshops, cafés, restaurants, galleries and boutiques. Surrounded by the spectacular scenery of the Wye Valley and on the edge of the Brecon Beacons National Park, the area offers outstanding opportunities for walking, cycling, canoeing and outdoor pursuits.

Combining period elegance, generous family accommodation and exceptional convenience, Clifton House presents a rare opportunity to acquire a distinguished home in one of the region's most desirable and picturesque locations.



ACCOMMODATION

An attractive entrance porch opens into a welcoming reception hall, immediately setting the tone for the character found throughout the home. To either side are two beautifully proportioned reception rooms, each enjoying front-facing windows, feature fireplaces and wood-burning stoves, providing cosy spaces for both relaxing and entertaining.

Beyond the reception rooms lies an inner hallway with a beautifully appointed cloakroom, thoughtfully designed using reclaimed materials to create a charming rustic aesthetic, complete with a traditional high-level flush WC. Steps descend to a useful cellar, offering valuable storage.

The heart of the home is the impressive kitchen and dining room. Exceptionally spacious and designed with entertaining in mind, it features an extensive range of fitted units, generous work surfaces and excellent storage. Two sets of French doors flood the room with natural light while providing seamless access to the garden, creating a wonderful indoor-outdoor living space for every season.

The first floor offers two generous double bedrooms, both enjoying front-facing aspects and the luxury of their own en-suite facilities—one with a bath and the other with a shower.

The second floor provides three further well-proportioned bedrooms alongside a family bathroom comprising a panelled bath with shower over, wash basin and WC, making the accommodation ideal for larger families or visiting guests.









OUTSIDE

A particularly rare feature for a property in this central location is the extensive off-road parking, accessed via the archway from Belmont Road. The property benefits from space for several vehicles, together with a covered carport and two useful storage buildings.

The enclosed rear garden provides a peaceful retreat from the vibrant town centre. Surrounded by mature trees and established shrubs, the level lawn offers a private setting for outdoor entertaining, children's play or simply relaxing in tranquil surroundings.



SERVICES

Mains electricity, mains water, mains drainage and mains gas-fired central heating.

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

TENURE

Freehold with vacant possession upon completion.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours: Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

COUNCIL TAX BAND

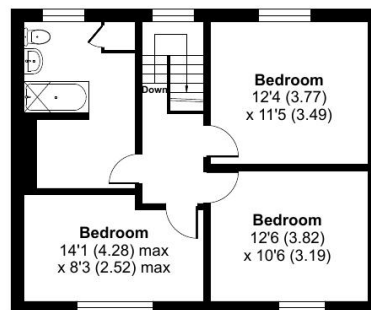
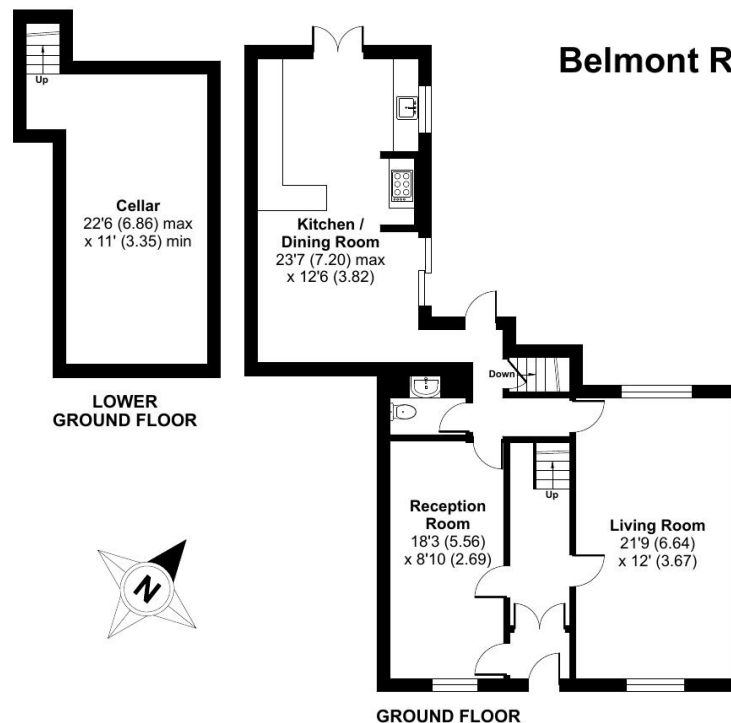
Powys County Council Band "G"

DIRECTIONS

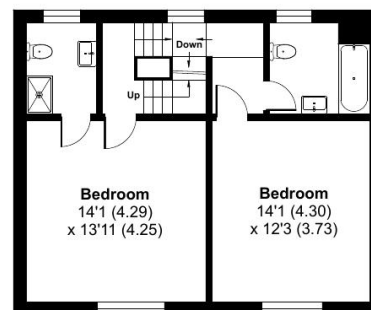
What3Words - ///bookcases.masking.slippers

ANTI MONEY LAUNDERING CHECKS

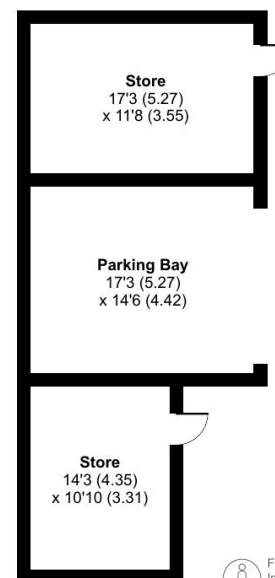
The successful purchaser/s will be required to provide sufficient identification to verify Their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



SECOND FLOOR



FIRST FLOOR



OUTBUILDING 1 / 2

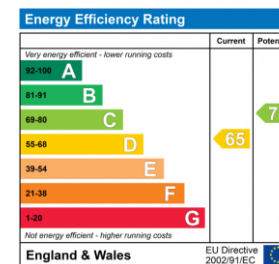
Belmont Road, Hay-on-Wye, Hereford, HR3

Approximate Area = 2362 sq ft / 219.4 sq m

Outbuildings = 358 sq ft / 33.3 sq m

Total = 2720 sq ft / 252.7 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1492865