

April Cottage

9 Black Lion Green, Hay-on-Wye



**April Cottage
9 Black Lion Green
Hay-on-Wye
Hereford
HR3 5AR**

- *A charming three bed cottage*
- *Unique edge of town location enjoying beautiful far-reaching views.*
- *Spacious and naturally light accommodation*
- *Patio and terraced gardens*
- *Private and peaceful location*

**Brecon 15½ miles
Hereford 20 miles
Abergavenny 26 miles**

INTRODUCTION

April Cottage is a delightful, detached house occupying a wonderfully unique position in Hay-on-Wye. Peacefully situated in a friendly residential setting, the property is within easy reach of the town whilst enjoying beautiful, far-reaching views across open fields and towards the surrounding mountains.

The house has been lovingly cherished by the current owner and retains a warm and welcoming character throughout. Its position, attractive gardens and outlook make this a particularly special home with exciting potential for further enhancement.

LOCATION

Black Lion Green is a friendly, established community surrounded by mature trees and benches and situated alongside the Dulas Brook.

A footbridge provides access to beautiful walks across the surrounding fields, making it easy to enjoy the countryside directly from the property whilst remaining within Hay-on-Wye itself.

Hay-on-Wye is a charming and highly sought-after market town, renowned worldwide for its wealth of independent bookshops, annual literary festival and vibrant community spirit. Set on the banks of the River Wye and surrounded by the stunning countryside of the Welsh Marches, the town offers an appealing blend of character, culture and outdoor living. With a selection of independent shops, cafés, restaurants, schools and local amenities, the town provides an enviable quality of life while remaining well connected to nearby towns and cities.



ACCOMMODATION

With the accommodation arranged over two floors, the property is entered through the front door into a pretty and sunny sitting room which features a tiled fireplace and fitted bookshelves, creating a warm and characterful living space.

A door leads into the dining room with a window overlooking the garden and a further door leading into the kitchen.

The kitchen which is equipped with wall and base units a sink and ample space for appliances, enjoys a stunning picture window and stable door providing direct access to the gardens. There is also a useful cloakroom with a W.C.

Upstairs, there are three bedrooms, comprising a generous double bedroom with ample storage, built-in wardrobes and lovely views towards the mountains; a single bedroom with a large built-in cupboard/storage area and views over the patio garden; and a further single bedroom with two windows overlooking the surrounding fields.

The spacious family bathroom has a window overlooking the trees, a panel bath, separate shower cubicle, wash basin, and W.C.





OUTSIDE

The patio garden provides a wonderfully sunny and private space for outdoor dining and entertaining, with roses climbing the walls and framing the front door.

There is a cellar which faces the Dulas Brook with further potential (subject to regulations and consents).

Beyond the patio, the garden continues over three terraces, creating a series of attractive spaces overlooking Dulas Brook. Mature planting includes willow and apple trees. There is a generous timber shed.

The gardens make the most of the property's elevated position, with lovely views and a strong connection to the surrounding countryside.

Parking: The owner of the property parks on the lane beside the house.

SERVICES

Mains electricity, mains water, main 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.

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

COUNCIL TAX BAND

Powys County Council Band "F"

DIRECTIONS

What3words ///currently.colonies.syndicate



NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House,
Hereford. HR1 2PQ REGISTERED NO:
OC338911

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.

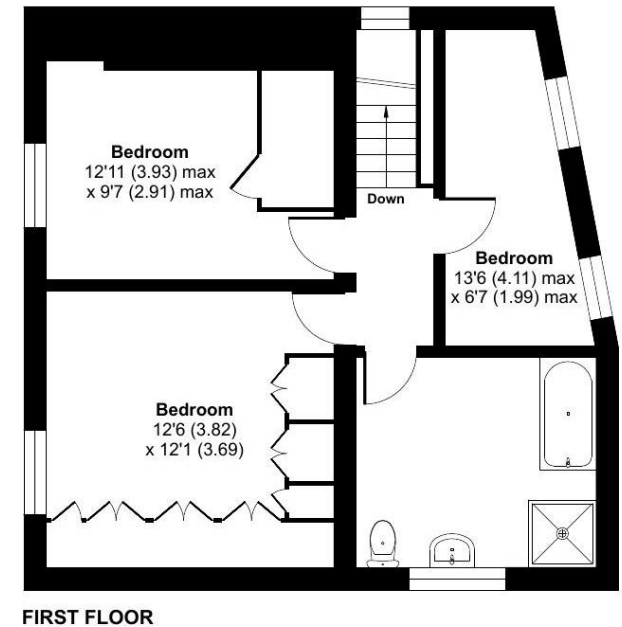
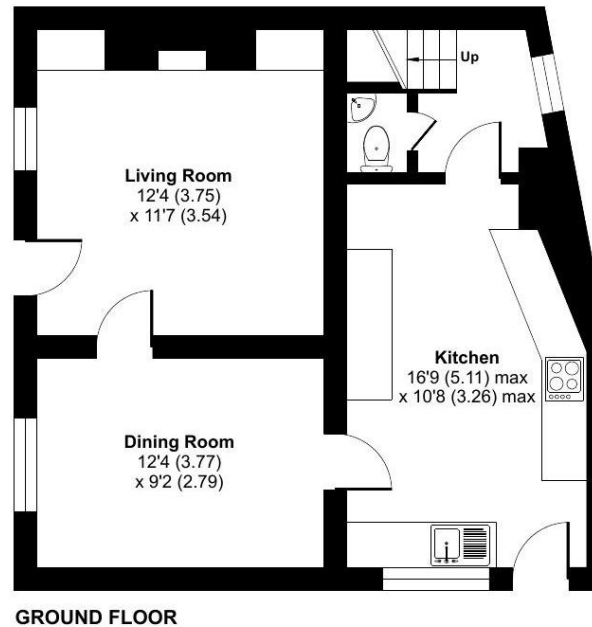
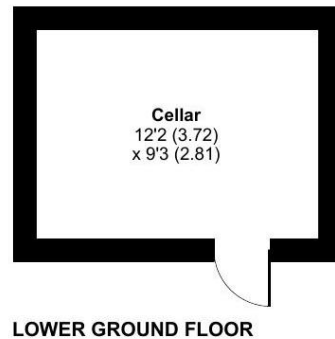
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		76
55-68 D	54	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Approximate Area = 1151 sq ft / 106.9 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). © nñchecom 2026. Produced for Sunderlands. REF: 1502454