Noisy Hall is a charming detached barn conversion found nestled amid stunning scenery in a rural location only a few miles from Hay-on-Wye. The property was painstakingly converted by the previous owners and enhanced by the current owner offering a property presented to an excellent standard with high quality fixtures and fittings.

Noisy Hall offers very generous accommodation proportions with a large open plan kitchen/living and dining area, a bespoke fitted kitchen including integral appliances and an interesting circular Corian worktop. There is also a sitting room with a wood-burner and a study with glazed doors to the outside.

On the first floor there are four double bedrooms, a bathroom and separate shower room all of which offer a wealth of character features including exposed beams and timbers as well as generous ceiling heights.

The property is about 5 minutes drive from the A438 Brecon to Hereford road, giving excellent access to surrounding towns including Hay-on-Wye 6 miles, Talgarth 6 miles, Brecon 11 miles, Abergavenny 23 miles and Hereford 25 miles. The nearest train stations are located at Abergavenny and Hereford with access to the M4 found at Newport.

The main range of services and facilities are found in Hay-on-Wye, a very popular borders market town with an excellent range of shops, boutiques, butchers, primary school, library, cinema, bank, post office, public houses and cafes as well as a supermarket. Hay-on-Wye is also known at “The Town of Books” and for the Hay Literary Festival held annually at the end of May.

Noisy Hall is located within The Brecon Beacons National Park which is well known for its beautiful scenery, wildlife and range of outdoor activities including walking, fishing, riding and watersports at Llangorse Lake.

The accommodation comprises in more details as follows:-

The property is entered via a spacious entrance hall which also gives access to a utility room with plumbing for a washing machine and contains the oil-fired central heating boiler.
There is a cloakroom within this area with a high flush w.c., wash hand basin and a window.

A set of steps lead down into the open plan kitchen/living and dining area which is an excellent spacious room with an Italian porcelain tiled floor with a very interesting bespoke fitted kitchen with a circular worktop and an excellent range of base and wall units with “Corian” worktop with an inset sink, a built-in double oven, built-in fridge and freezer, a four ring electric hob and a dishwasher. The living area has a set of double French doors overlooking the south-west and past the garden towards the fine views which open out over the Wye Valley. This is a delightful characterful area including exposed beams and timber work.

A set of steps lead through a large oak door into the sitting room with a laid oak floor, a stone fireplace and an oak mantelpiece containing a wood-burning stove, windows to the south-east and a staircase leading to the first floor bedrooms.

French doors open onto the patio, located at the front of the property. There is a further window. Steps lead down into the study. The study has an oak floor, a patio door and a small shuttered window to the north-west.

A staircase from the sitting room leads to the main bedroom with exposed oak framework, beams and stonework, a range of roof-lights and a small triangular window to the north-west. Adjacent to the main bedroom is a landing area with exposed beams and a “Velux” roof-light and gives access into the shower room with a corner shower, a vanity unit with wash hand basin, “Corian” worktop, a “Velux” roof-light and a ladder radiator.

Bedroom 2 has an internal balcony looking to the south-west out over the living room and shares a window from the main barn door in the living area below, there is also a small connecting hatch into bedroom 3.

From the main living area there is a further staircase which serves a split landing giving access to the third delightful bedroom with a “Velux” roof-light, exposed beams and a hatch which connects back to bedroom 2.

The fourth bedroom offers a seating area, roof-lights to the north-east and south-west. This room is of a double proportion with panoramic views.

The main bathroom is exquisite with a free standing slipper bath, a close coupled w.c., pedestal wash hand basin and a traditional style cast iron radiator, exposed beams and “Velux” roof-light.

The room measurements are as follows:-

**Ground Floor**

- Spacious Entrance Hall 2.8m X 2.64m (9’2” X 8’8”)
- Utility Room
- Cloakroom
- Dining Hall/Kitchen 9.6m x 5.4m (31’6” x 17’9”)
- Sitting Room 5.4m x 4.95m (17’9” x 16’3”)
- Study 3.8m x 2.95m (12’6” x 9’8”)

**First Floor**

- Staircase 1
- Bedroom 1 5.46m x 4.6m (max) 3.05m (min) (17’11” x 15’1” (max) 10’0” (min)
- Landing/Study 3m x 2.5m (9’10” x 8’2”)
- Shower Room 2.36m x 1.57m (7’9” x 5’2”)
- Bedroom 2 5.2m x 2.74m (17’1”x 9’)
- Staircase 2
- Bedroom 3 3.91m x 2.5m (12’10” x 8’2”)
- Bedroom 4 5.3m x 2.9m (max) 2m (min) (17’5” x 9’6” (max) 6’7” (min)
- Bathroom 2.6m x 2m (8’6” x 6’7”)
The property is accessed via a private lane with parking next to the **triple bay garage/workshop**, one bay is lockable and two car port bays, overall measuring **9.14m x 5.16m**. The **enclosed workshop area** itself measures **5.15m x 3.05m** with double lockable doors and a staircase to the first floor **store room** measuring **2.75m x 2.55m (max)** with restricted head height on both sides but with roof lights to the northern aspect.

To the front of the property there is a set of wrought iron gates which lead into a most attractive courtyard setting with a slate ground covering surrounded by ornamental trees and shrubs, a log store and small seating areas. To the rear of the property there is an extensive lawned garden with an attractive weeping willow at its heart with panoramic views opening out to the Wye valley and the Radnor Hills. There is a patio area immediately behind the property and a further seating area to one side.

The garden is surrounded by an established hedge, one side is a post and fence with a gate leading into a pony paddock of approximately ½ acre with a steel water trough. From the garden is a palisade gate leading out onto the lane and offering further parking.

**Tenure**
Freehold with vacant possession upon completion.

**Council Tax Band**
Band "G" Powys Council.

**Services**
We are advised that the property is connected to a private water supply, mains electricity and private septic-tank drainage. Oil-fired central heating. Please note the services or service installations have not been tested.

**Directions**
From Hay-on-Wye proceed out of the town on the B4350 and at the end of the 30 mph limit leaving Hay-on-Wye, turn left sign-posted to Llanigon. Proceed through the village and continue onto the small hamlet of Fforddlas and continue past the PGL at Tregoyd House. Approximately ¼ mile past Tregoyd there is a sharp turning left with a “no through road” sign proceed along this road for just under ½ mile and turn left at the fork where the property will be found on the right hand side with the garage and parking on the left.

**Viewing and Contact Details**
All viewings must be arranged through the selling agents Sunderlands.
Contact tel: 01497 822522
Office opening hours:
Mon-Fri 9.00-5.00pm. Sat 9.00-1.00pm.
Out of hours contact
Harry Aldrich-Blake 07717 410757
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.