



The Ice House, Brook Street, Hay-on-Wye. Hfds. HR3 5BQ



Sunderlands
Residential Rural Commercial



**The Ice House
Brook Street
Hay-on-Wye
Herefordshire
HR3 5BQ**

Summary of features

- Charming detached period property with original features
- Currently a bookshop
- In the heart of Hay-on-Wye
- With further potential

**Brecon 16 miles
Hereford 21 miles
Abergavenny 26 miles**

Description

The Ice House gives an opportunity to acquire an unique residential/commercial property just off Hay-on-Wye town centre providing interesting features including an original ice chamber and vaulted ceiling to the living space.

The property has a commercial sales area on the ground floor and in the cellar passage and residential living space on the first floor with bedroom area.

The Ice House forms an important part of Hay on Wye's town heritage. It is reputed that the Ice Chamber was used to store ice during the winter months and then distributed to the important houses of the town for the cooling of milk and butter in the summer months. In the 1950's the property was owned by a fishmonger who used the chamber to salt and smoke the fish prior to sale, but in more recent years the building has been associated with the sale of books having the benefit of living space on the upper floors.

The lovely external architecture is complimented by several internal features which include a heavily timbered vaulted ceiling to the living space, exposed beams throughout and the exposed brick ice chamber found below road level. Modern comforts include a modern fitted kitchen and bathroom and a gas fired central heating system.

Situation

Hay on Wye is a traditional bustling borders market town set in the foothills of the Black Mountains and on the edge of the Brecon Beacons National Park. The town is known the world over for its many secondhand book shops and the Literary Festival held in May each year.

The property is briefly described as follows, all measurements are approximate only.

The Accommodation

Sales Area - With entrance doors off Brook Street with windows on 3 elevations, 2 radiators and exposed beams. Steps lead down to....

The Cellar Passage - Currently used for displaying books with exposed brickwork. This gives access to the Ice Chamber which can be seen through a small hatch style window.

Sitting/kitchen Area (First Floor) With open vaulted ceiling which has exposed beams, windows on 3 elevations, one having original style mullions; 2 radiators, fitted kitchen with floor and wall units with single bowl sink and built in cooker. A small dressing area houses a range of useful storage cupboards and the gas fired boiler and provides access to.....

Bathroom - With suite in white having a panel bath and electric shower, WC, vanity sink, cupboard, radiator and wall tiling.

Bedroom Area (with sloping headroom)

Stairs lead up from the living space to the bedroom area which nestles into the roof eaves part of which has limited headroom. Alongside is a useful storage area.

Services

We are advised that the property is connected to mains water supply, mains electricity and mains drainage. The property has gas-fired central heating. Please note the services or service installations have not been tested.

Note:

The exiting business is not included in the sale and will be relocating within Hay on Wye.

Tenure

Freehold with vacant possession upon completion.

Council Tax/ Rateable Value

Powys Council Band "B".
Shop and premises, ground floor & basement - Rateable Value of £2881.00

Directions

Walking from the Hay office turn left uphill and take the next left to meet Lion Street. Turn right and the next left into Brook Street where the property will be found on the left, as indicated by a For Sale board.

Viewing and Contact Details

All viewings must be arranged through the selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

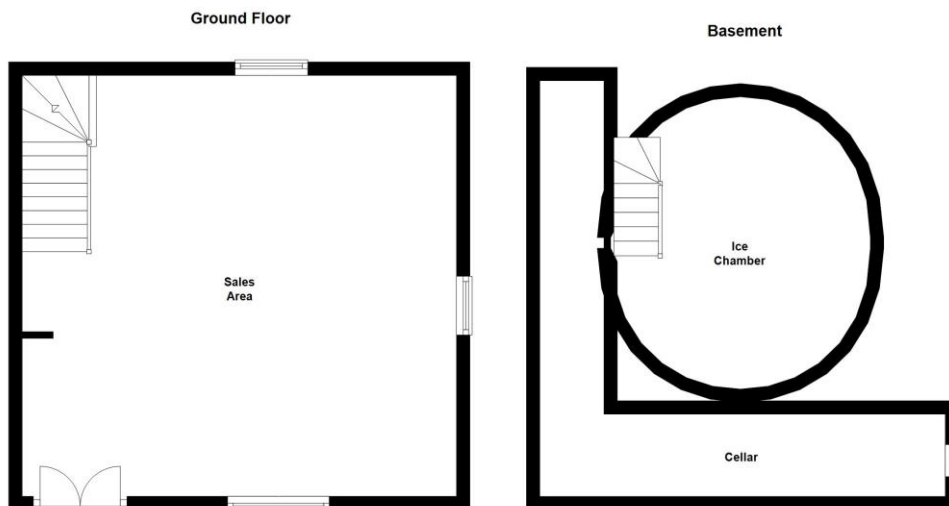
Mon-Fri 9.00-5.00pm.

Sat 9.00-1.00pm.

Out of hours contact

Harry Aldrich-Blake 07717 410757





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

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

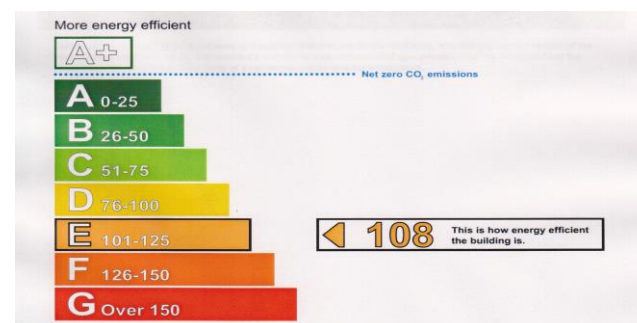
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 Plan produced using PlanUp.



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.