

THE MODERN HOUSE



Hay-on-Wye, Herefordshire
Sold

Cusop Dingle

This charming two-bedroom coach house occupies a peaceful location in Cusop Dingle, an idyllic wooded valley on the western edge of Herefordshire; a sought-after rural spot defined by its running brook and many waterfalls. The subject of a complete renovation in recent years, the interior combines modern interventions with an abundance of original Victorian detailing. Externally, there is a private walled courtyard garden and off-street parking. Offa's Dyke walking path is less a minute's walk from the house and the popular town of Hay-on-Wye can be reached on foot in five minutes, via a pleasant walk through the neighbouring meadows.

The Tour

Cusop Dingle is located in a quiet position off a single-track road running through the Cusop Dingle valley, once known as 'Millionaire's Row' for the large Victorian houses which line its route. There is a generous parking area at the front of the house.

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The main entrance is via a stable door that opens into the primary living space; a bright open-plan living and dining area. The current owners have the dining area positioned centrally, but the versatile space offers plenty of flexibility for reconfiguration. A large log burner set within a brick fireplace forms a natural centrepiece at one end of the room, timber flooring runs underfoot and original exposed beams extend overhead. A large sash window invites an excellent quality of natural light to filter in throughout the day.

The adjacent kitchen has been designed with the practicalities of everyday living firmly in mind, with appliances neatly built into bespoke cabinetry. A bathroom is positioned at one end of the ground floor and has a large walk-in shower finished with monochromatic tiling.

A hand-crafted curved staircase ascends to two bedrooms on the first floor. These are warm, welcoming spaces with ply-line walls, solid timber flooring and large skylights set into the pitched ceilings that provide a superb quality of natural light. There is also a fast broadband connection to the house.

Cusop Dingle currently operates as a successful holiday let with a good annual income yield, details of which can be shared upon request.

Outdoor Space

The private walled courtyard is positioned to one side of the house, providing a wonderful sunny spot to enjoy a morning coffee or an evening sundowner.

The Area

Cusop Dingle was historically a hive of industrial activity with five working mills driven by the Dulas Brook, which formed the western boundary with Wales. The brook and river, which are home to trout, otter and kingfishers, are a moment's walk away from the house and provide access to Offa's Dyke Path, the trail to Hay Bluff and extensive hillwalking routes through the Black Mountains.

A five-minute walk across the adjoining meadows leads to Hay-on-Wye, a lively town famed for its many bookshops and revered literary event the Hay Festival or, as it's been coined, 'the Woodstock of the mind'. There are opportunities for canoeing and swimming on the River Wye, which is within a five-minute walk of the house. The village of Cusop, also a few minutes walk, has a church and a village hall; while Presteigne has an excellent fishmonger, greengrocer, butcher and delicatessen. Ludlow and Ledbury are also a short drive away, as is the city of Hereford, the Forest of Dean and the Brecon Beacons.

The closest train station to Cusop Dingle is Hereford, which lies approximately 20 miles to the east and provides direct services to London Paddington in around three hours. The cities of Cheltenham, Cardiff and Bristol are reachable in around one hour and 40 minutes by car.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.