

Upper Dulas

Cusop, Herefordshire

Sunderlands
Residential Rural Commercial

Upper Dulas
Cusop
Hay-on-Wye
Herefordshire
HR3 5RD

- ***Elegant period residence with refined contemporary interiors***
- ***Exceptional setting in an elevated position above Cusop Dingle***
- ***Four beautifully proportioned bedrooms and a series of light-filled reception rooms designed for family living and entertaining***
- ***Enchanting gardens and grounds extending to approximately 0.75 acres***
- ***Conveniently located moments from Hay-on-Wye***

Brecon 17.5 miles
Hereford 15 miles
Abergavenny 28 miles

INTRODUCTION

Set amidst enchanting gardens and grounds in an elevated position overlooking the Dulas Valley, Upper Dulas is an exceptional period home that has been meticulously restored to create a residence of remarkable charm, comfort and timeless elegance.

Blending original architectural character with refined contemporary finishes, this handsome four-bedroom home enjoys an idyllic setting on the edge of Cusop, just moments from the renowned market town of Hay-on-Wye. Surrounded by beautiful countryside and approached via a sweeping gravel driveway, the property offers complete privacy, glorious south-facing views and the rare luxury of its own stretch of the Dulas Brook, complete with a picturesque waterfall and natural pool.

Extending to approximately **0.75 acres**, Upper Dulas presents an outstanding opportunity to acquire an elegant country home in one of the Welsh Borders' most sought-after locations.

LOCATION

Upper Dulas occupies an enviable position within the picturesque hamlet of Cusop Dingle, immediately adjoining the internationally celebrated town of Hay-on-Wye.

Known throughout the world as the "Town of Books", Hay-on-Wye hosts the renowned annual literary festival and offers an exceptional blend of independent bookshops, boutiques, galleries, cafés and restaurants, creating one of Britain's most distinctive market towns.

Everyday amenities include a primary school, medical practice, dental surgeries, library, post office, convenience store and the popular weekly Thursday market.

The surrounding Wye Valley provides outstanding opportunities for walking, cycling, riding, fishing and canoeing, while nearby Brecon offers wider leisure facilities including sailing and watersports on Llangorse Lake.

The cathedral city of Hereford, approximately 20 miles away, provides comprehensive shopping, educational and transport facilities, while Brecon lies approximately 16 miles to the west.





ACCOMMODATION – GROUND FLOOR

From the moment you step through the front door, Upper Dulas exudes warmth and understated sophistication.

The welcoming dining hall immediately showcases the home's generous proportions, impressive ceiling heights and abundance of natural light. Original period detailing has been carefully preserved while tasteful contemporary styling enhances every room.

A handsome fireplace with wood-burning stove provides a focal point, while wide openings create an effortless flow into the elegant sitting room, where multiple windows frame delightful views across the gardens and surrounding countryside. A second wood-burning stove creates an inviting atmosphere throughout the seasons.

The recently installed kitchen combines practicality with timeless design, featuring generous work surfaces, a central breakfast bar and quality integrated appliances including a double oven and electric hob. French doors open directly onto the gardens, perfectly connecting indoor and outdoor living.

Beyond the kitchen are a traditional pantry, utility room and useful store, offering excellent everyday functionality.

Completing the ground floor are a cloakroom, central hallway, an additional reception room ideal as a family room, library or home office, together with a useful cellar providing further storage.












DUNKIRK





ACCOMMODATION - FIRST FLOOR

A graceful galleried landing leads to four beautifully proportioned bedrooms.

The principal bedroom enjoys exceptional dimensions and is complemented by a walk-in wardrobe and luxurious en-suite bathroom featuring a freestanding bath, separate shower enclosure, WC and wash basin.

A second family bathroom serves the remaining bedrooms and includes a bath with shower over, wash basin and WC.

The generous landing also provides access to a substantial loft space, offering exciting potential for further accommodation or ancillary space, subject to the necessary consents.

















GARDENS AND GROUNDS

The gardens are every bit as impressive as the house itself.
Approached via a sweeping gravel driveway leading to a generous parking and turning area, the property immediately conveys a sense of arrival.
To the rear, a sheltered terrace provides the perfect setting for outdoor dining, bordered by productive raised beds for herbs and vegetables and offering direct access onto the quiet Dingle Lane.
To the front, expansive lawns gently fall away towards the valley beyond, while mature planting creates colour, structure and year-round interest.
A winding pathway descends through the grounds to one of Upper Dulas' most captivating features—the enchanting Dulas Brook. Here, beside a beautiful waterfall and natural pool, there is an overwhelming sense of peace and seclusion; a magical riverside retreat where the sound of flowing water becomes the soundtrack to everyday life.
In total, the gardens and grounds extend to approximately **0.75 acres**, creating an exceptional private landscape in which to enjoy the surrounding countryside.



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.
harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

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

COUNCIL TAX BAND

Herefordshire County Council Band “F”

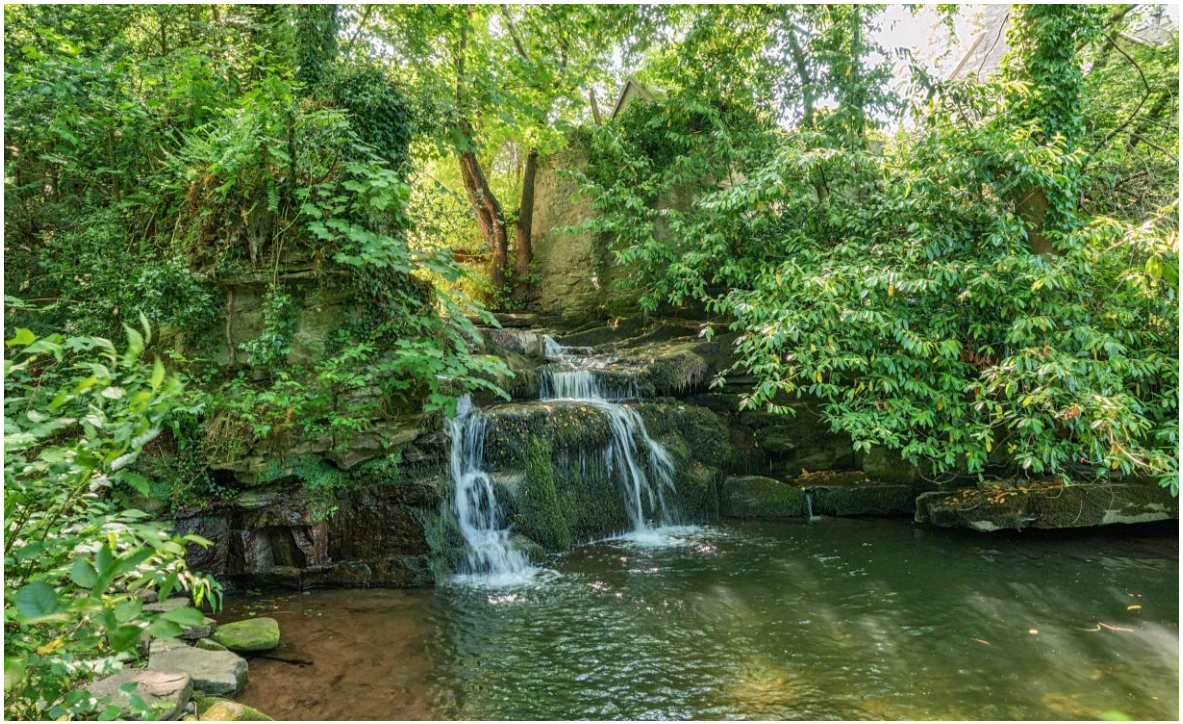
DIRECTIONS

Driveway- ///thundered.cobble.daily
House- ///lawful.clocking.exacts

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.



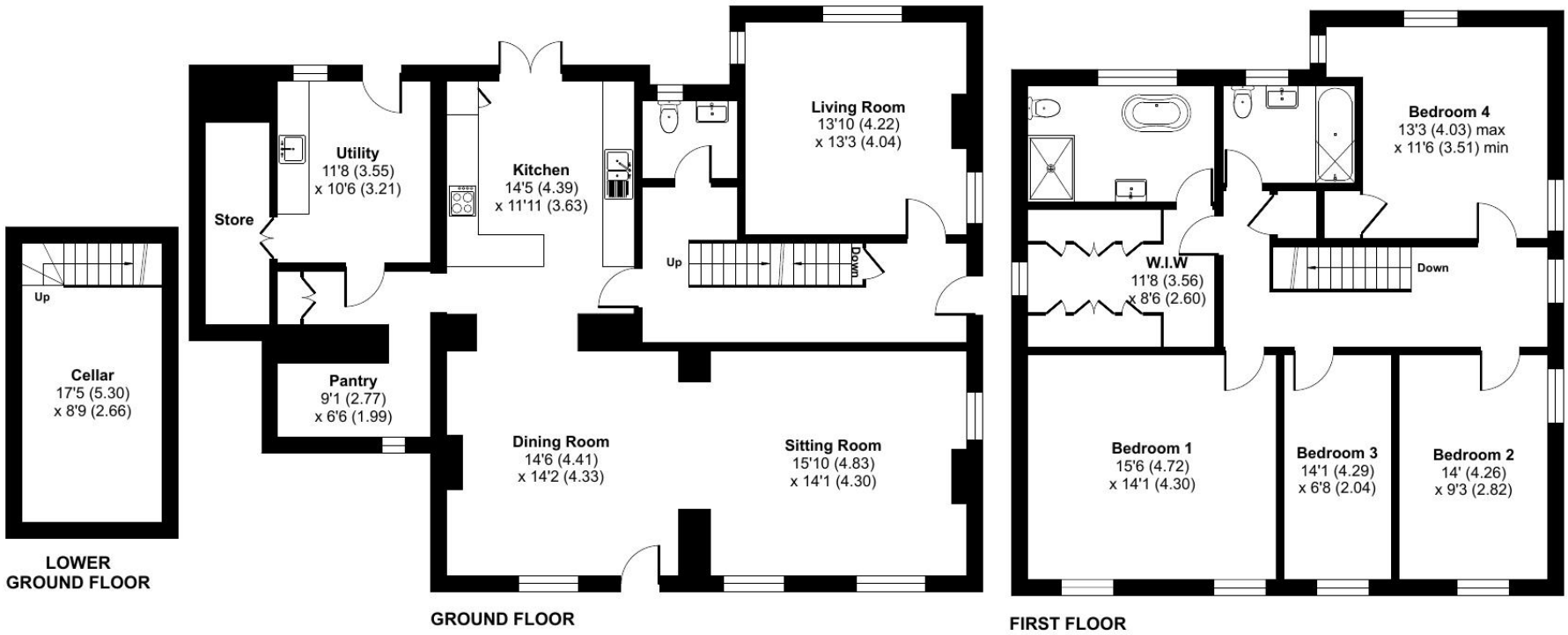




Upper Dulas, Cusop, Hay-on-Wye, Hereford, HR3

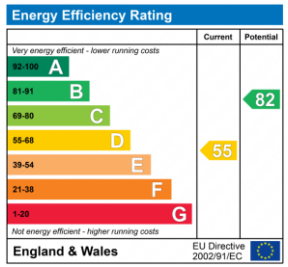
Approximate Area = 2528 sq ft / 234.8 sq m

For identification only - Not to scale





Harry Aldrich-Blake
Tel 01497 822522
harry@sunderlands.co.uk



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