



Atholl Cottage, Vowchurch Common, Herefordshire HR2 0RL





**Atholl Cottage,
Vowchurch Common,
Herefordshire
HR2 0RL**

Summary of features

- Outstanding elevated views across The Golden Valley
- Spacious 3/4 bedroom accommodation
- Set in approx. 0.7 acres
- Fabulous landscaped gardens
- Large level parking area with oak frame double garage and workshop

Asking price £550,000

Description

Atholl Cottage is situated in the sought-after Golden Valley. It is a beautifully presented, extended cottage having period character mixed with a selection of more modern, spacious rooms with large windows taking in the breath-taking views to the south and west.

The accommodation itself briefly comprises a rear porch leading onto a hallway with a large cloakroom with storage. The main living room was a later extension and offers views to three aspects and an inset wood burner. There is a utility room as well as an opening to the dining room which has an original curved wall and lies next to the kitchen/breakfast room. Again, wonderful views are taken in directly from the kitchen window and fully glazed front door. The property is heated by via an oil Rayburn, which in turn creates a lovely country cottage feel.

From the spacious first floor landing, there is a study as well as three double bedrooms. The master bedroom, being of an exceptional size, has a double aspect with large windows taking in the stunning views, and en-suite bathroom.

There is a good-sized family bathroom and a superb home office/hobby room with 180 degree views over the beautiful rear garden.

Outside, there is an enclosed area to the front which faces south, taking in the views and is very private. The rear gardens are a credit to the property and include lawn and mature herbaceous borders. Paths throughout the garden lead you to areas where you can sit and enjoy the outside and include a west-facing decking area as well as a wonderful summer house with covered terrace and pergola. Again, the stunning views can be enjoyed from the garden as well as a particularly nice aspect of the cottage. In addition, there are two vegetable beds and a greenhouse. From the garden there are steps, bordered with flower beds, that lead to a large, gravelled area, having a spacious turning circle and access to an oak framed double garage with workshop 27ft x 16ft approx. and a polytunnel 18ft x 14ft. Beyond the garage, there is an enclosed small orchard having a variety of fruit trees and being elevated, it takes in the stunning views once more.



Situation

Vowchurch is a scattered village set within the heart of The Golden Valley, some 11 miles south west of Hereford centre. Hay on Wye lies 11 miles to the west and both towns offer a wide range of facilities. There is a train station in Hereford and Abergavenny and a regular bus service to and from Hereford and Hay on Wye as well as access to the south and the midlands along the M50 at Ross on Wye.

The Golden Valley is a highly sought-after area within the county and from the elevated position of Vowchurch Common, there are breathtaking views across the valley to the Black Mountains beyond. Primary and Secondary schools (including the OFSTED outstanding rated Fairfield High School) are in the neighbouring villages of Kingstone and Peterchurch as well everyday amenities including post offices, village stores and public houses and restaurants.

Accommodation

Rear Porch

Hallway

Cloakroom

'L shaped' Sitting Room

Kitchen/Breakfast Room

Dining Room

Utility Room

First Floor Landing

Bedroom 1

En-suite Bathroom

Bedroom 2

Bedroom 3

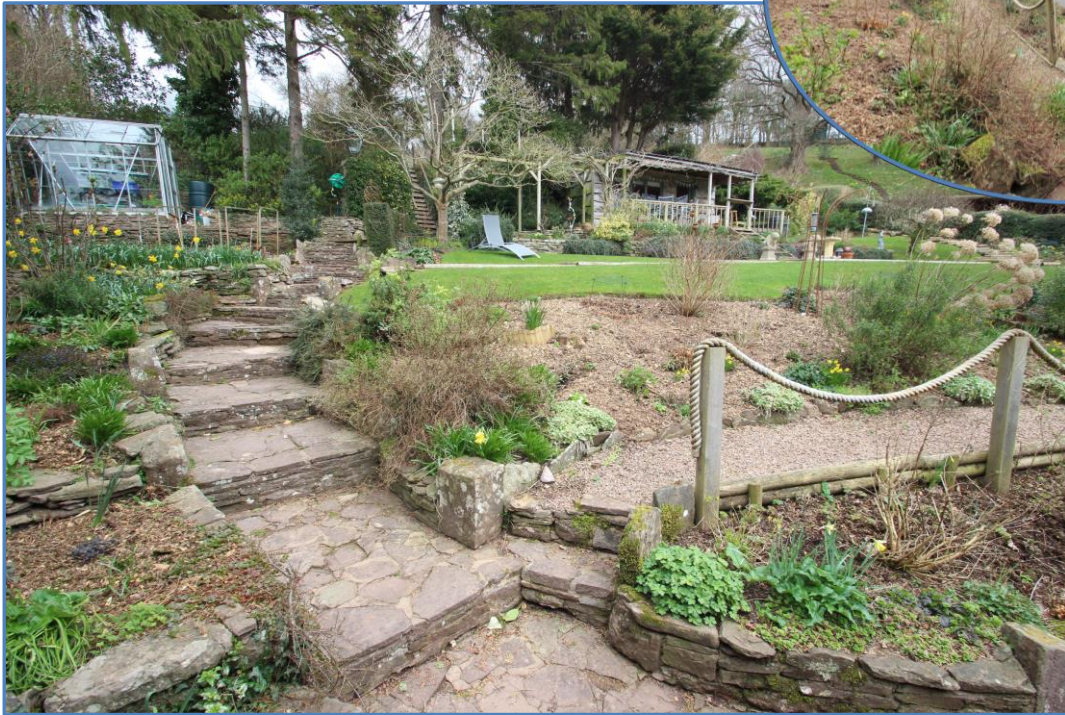
Bathroom

Bedroom 4/Office/Hobby Room



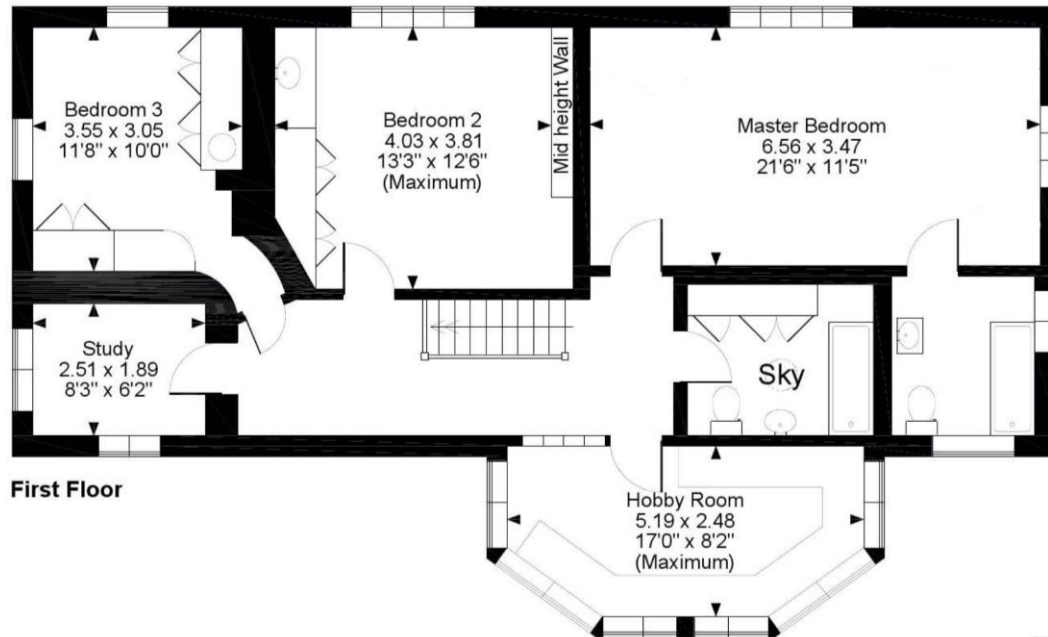
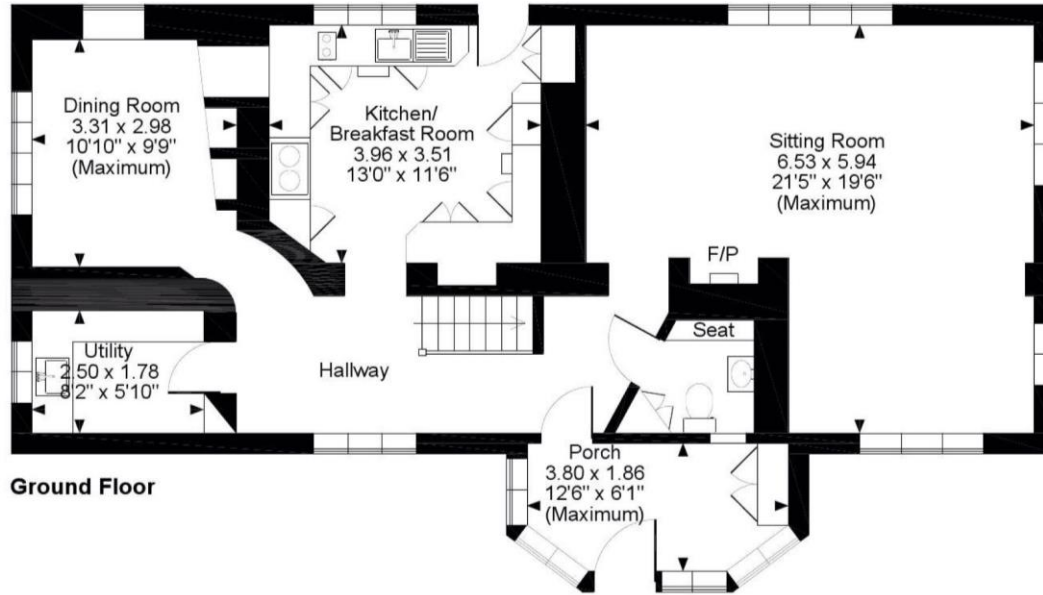
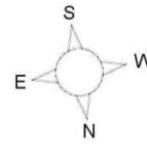








Atholl Cottage, Vowchurch, Hereford
Approximate Gross Internal Area
2068 Sq Ft/192 Sq M



Sunderlands

Hereford Branch

Offa House, St Peters Square,
 Hereford HR1 2PQ
 Tel: 01432 356 161
 Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
 Hay on Wye, Herefordshire HR3 5BU
 Tel: 01497 822 522
 Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Directions - Navigate to HR2 0RL and Atholl Cottage can be found at the base of the first rise in the road (vehicle access beyond the cottage).

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.