

Bower Oak Cottage, Vowchurch, Herefordshire, HR2 0RB

Price £425,000 | Freehold

A character four bedroomed village house, beautifully restored and set in a large landscaped garden with garage and workshop, located in the centre of the village overlooking the church.



Bower Oak Cottage is a period village property, presented to a high standard throughout. The house retains its original charm and character features, combined with a new kitchen, bathrooms and a wood burning stove. The property has a private gravelled driveway and parking area, garage and a range of useful workshops and stores, all within a mature garden with landscaped patio areas, fruit trees and a wonderful view of the church.

Vowchurch offers a pretty church and a popular village hall. The village of Peterchurch is located about a further mile away and offers good local facilities in the form of a village shop, two public houses, primary school, cafe, etc. The main feature has to be that it is in the catchment area of the Fairfield Secondary School in Peterchurch which is well known for its excellence and achievements. The Golden Valley is renowned for its outstanding natural beauty with an abundance of countryside ideal for walking. The Wye Valley and Brecon Beacons National Park, all within a short car drive and offer a wide range of outdoor pursuits. Hay and Hereford are roughly equidistant at about 10 miles away each offering a range of shopping and social facilities, with main line railway stations at Hereford and Abergavenny (15 miles).

The property comprises the following accommodation (measurements are provided for identification only):

ENTRANCE PORCH - with oak glazed double doors south west, glazed elevations south east and north west, original front door to:

ENTRANCE HALL - with original red tiled floor, wide oak staircase to first floor, doors to:

LOUNGE - 17'5" x 13'2" (5.3m x 4.01m) with exposed original floorboards, original fireplace with Stovax wood burning stove, sash windows south east and south west, radiator, extensive original built-in storage cupboards.

DINING ROOM - 13'5" x 10'4" (4.1m x 3.15m) with sash window south west, Parquet wooden floor, oil fired Rayburn with fitted granite effect work surface to one side, exposed beams, opening to:

KITCHEN - 13'5" x 7' (4.1m x 2.13m) with fully fitted floor units with fitted work surfaces, one and a half bowl sink and drainer, Siemens ceramic hob and electric oven, plumbing for dishwasher, window south west, two sky lights north west, spotlighting, red quarry tiled floor, exposed beams, door and steps down to:

PANTRY - 11'9" x 5'4" (3.58m x 1.63m) with fully shelved walls, fitted floor cupboards and work surface.

SITTING ROOM - 14'1" x 10'1" (4.3m x 3.07m) with original cast iron fireplace with Stovax wood burning stove, red quarry tiled floor, oak French doors south east to garden, exposed beams and feature stone recess, radiator, retained original cottage staircase (feature only), opening to:

MUSIC ROOM/STUDY - 13'7" x 6'5" (4.14m x 1.96m) with two windows north west, radiator, fitted shelving, red quarry tiled floor.

INNER HALL/SMALL STUDY AREA - with quarry tiled floor, doors to:

WC - 5'11" x 3'5" (1.8m x 1.04m) with low flush WC, pedestal hand basin, window north east, radiator, exposed beams, spotlighting, red quarry tiled floor.

LAUNDRY ROOM - 12'6" x 5'10" (3.8m x 1.78m) with a range of painted floor units with solid block work surfaces, large double ceramic sink, plumbing for washing machine, large broom cupboard, two windows north east, radiator, red quarry tiled floor, steps up to:

BOOT ROOM - 6'1" x 4'3" (1.85m x 1.3m) with wall shelving, coat hanging space, red quarry tiled floor, door to:

OUTER PORCH - with windows north east and south west, open to driveway.

FIRST FLOOR

LANDING AREA - with original polished floorboards, attractive arch detail, sky light north east, doors to:

BEDROOM 1 - 12'5" x 10'8" (3.78m x 3.25m) with windows south west and north west, radiator, original floorboards, wall lighting, fitted wardrobe, airing cupboard, door to:

DRESSING ROOM - 7'2" x 6'1" (2.18m x 1.85m) with sky light north west, fitted wardrobe, radiator, original floorboards, door to landing and:

BATHROOM - 10' x 7'1" (3.05m x 2.16m) with panelled bath, low flush WC, pedestal hand basin, corner shower cubicle, sash window north east, window south east, radiator, fitted storage cupboard, wood effect floor.

BEDROOM 2 - 11' x 10'2" max (3.35m x 3.1m max) with sash window south west, radiator, wall lighting, exposed beams, access hatch to loft space.

BEDROOM 3 - 13'1" x 9'11" (3.99m x 3.02m) with sash windows south west and south east, radiator, wall lighting.

SHOWER ROOM - 8'8" x 3' (2.64m x 0.91m) with low flush WC, fitted hand basin, walk-in shower cubicle, window north east, radiator, oak floor, extractor fan.

BEDROOM 4 - 15'1" x 6'2" max (4.6m x 1.88m max) with windows north east and south east, radiator.

OUTSIDE

A small driveway leads to the front of the house, along the church wall, to a gated entrance to a large gravelled turning/parking area in front of the:

OUTBUILDING - consisting of:

GARAGE - 14'1" x 9'7" (4.3m x 2.92m) with up and over door, loft storage area above, door to:

WOOD STORE - 15'3" x 10'6" (4.65m x 3.2m) adjoining:

GARDEN STORE - 5'1" x 3'1" (1.55m x 0.94m) adjoining:

WORKSHOP - 11'9" x 5'10" (3.58m x 1.78m) with power and light.



There are also two open **CARPORTS** alongside the garage building. To the rear of the house is a gravelled patio area with planted beds and borders. Steps lead up to the:

POTTING SHED/GARDEN ROOM - 10'3" x 8'7" (3.12m x 2.62m)

Beyond this is a lawned garden with a hedged boundary and timber **SUMMERHOUSE**. The side garden is again lawned and planted with mature apple, plum, pear and damson trees.

SERVICES

We are informed that the property is connected to mains water and electricity. Private septic tank drainage system.

HEATING

Oil fired central heating system.

NOTE

The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band E.

TENURE

We are informed that the property is of freehold tenure.

DIRECTIONS

Turn off the B4348 roughly halfway between Hay and Hereford, signposted Vowchurch, a mile south of Peterchurch. On entering the village of Vowchurch, Bower Oak Cottage is the second house on the left hand side, situated next to the church.

VIEWING

By appointment through McCartneys LLP: 01497 820778
Out of office hours contact Ryan Williams on 07971 289368.

Details Last Updated

Wednesday, 28 May 2014

NOTICE

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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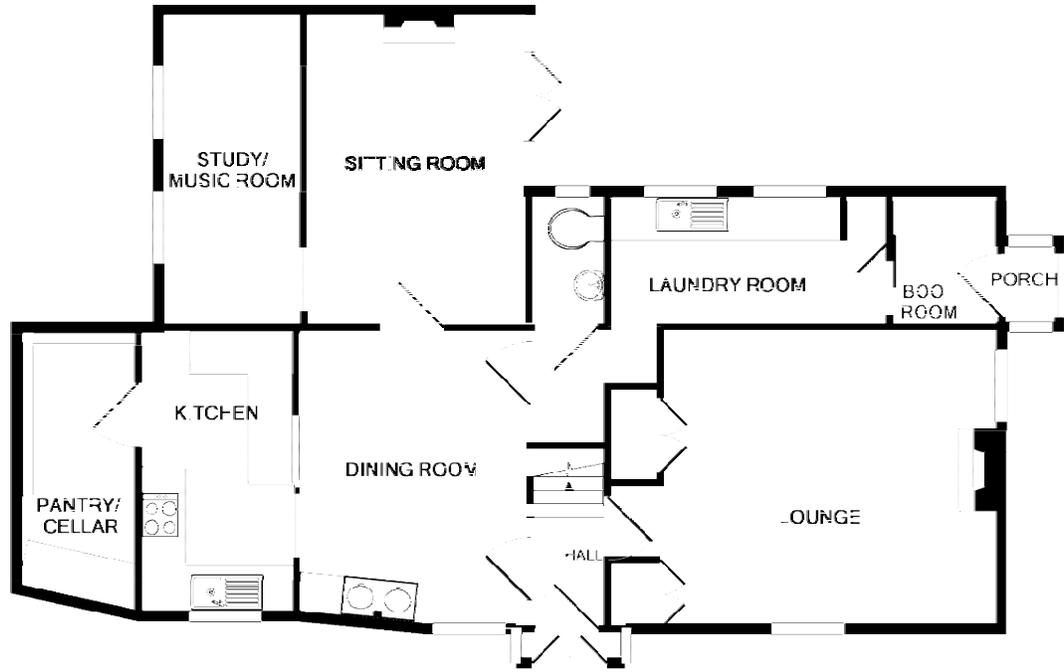
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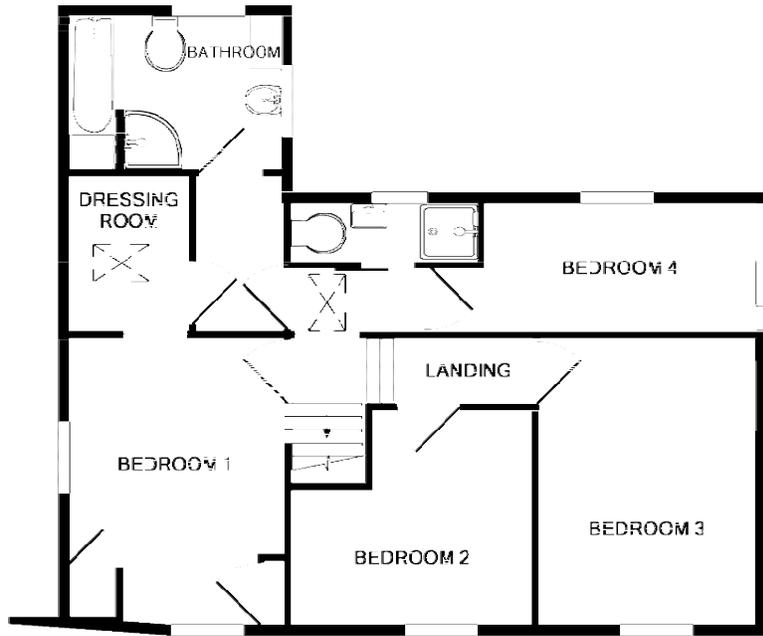
HomeBuyers Reports
 Do you require a Survey or Valuation?
 Please Contact:
 Simon Edwards MRICS IRRV
 Tel: 07814475839
 email: simon.edwards@mccartneys.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 950 SQ. FT.
(88.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 675 SQ. FT.
(62.7 SQ. M.)
TOTAL APPROX. FLOOR AREA 1624 SQ. FT. (150.9 SQ. M.)
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