



Castle Farm House
Dorstone | Herefordshire | HR3 6AE

FINE & COUNTRY
McCartneys



Castle Farm House, Dorstone, Herefordshire

A character period five bedroomed farmhouse, accompanied by a fine stone barn, garage/studio building and stables set in 5 acres of beautiful gardens and paddocks which include the once Castle Motte.

Castle Farm House is beautifully presented both inside and out and is situated in a wonderful rural location with far reaching views and only 3.5 miles from Hay-on-Wye. The house is full of original features that include an oak screen, large fireplace and exposed timbers and offers spacious individual rooms, all of which are presented to a high standard. Within the 5 acres of grounds lies the once Motte of an early Motte & Bailey castle mentioned in the Domesday Book. There is an attractive stream with waterfalls running to the rear of the house, an orchard and grazable paddocks. The property is well equipped with outbuildings which include a fine stone barn, modern open fronted double garage with an adjoining glazed garden room/studio which would be ideal as a home office, a further garage and two small stables.

Dorstone has a village hall, public house and a church. It is also within the catchment area of the Clifford Primary School and the highly regarded Fairfield High School at Peterchurch, a few miles further away. The market town of Hay-on-Wye, famous for its annual literary festival and second hand bookshops is approximately 3.5 miles away. It has a good range of facilities in the form of supermarket, primary school, doctors and dental surgeries, nine hole golf course, restaurants and public houses, etc. Hereford (15 miles) offers a wider range of social, shopping and leisure facilities. The surrounding countryside, including the Wye Valley and Golden Valley, Black Mountains and Brecon Beacons National Park offer a wide range of outdoor activities and pursuits.

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

ENTRANCE PORCH - 8'1" x 4'9" (2.46m x 1.45m) with stable style door north east, windows south east and south west, ceramic tiled floor, half glazed door to:

HALLWAY - 16'5" x 7'3" (5m x 2.2m) with parquet flooring, exposed wall and ceiling timbers, window south east, radiator, staircase to first floor, doors to:

LOUNGE - 18'2" x 10'10" (5.54m x 3.3m) with large Inglenook fireplace with bread oven, separate salting oven, wood burning stove on a stone cobble hearth, beam over, exposed oak 17th Century screen, exposed beams, two radiators, window south east, opening to:

DINING ROOM - 18'1" x 11'2" (5.51m x 3.4m) with window north west and door south east, exposed beams, recess lighting, radiator, exposed oak 17th Century screen.

SPLIT LEVEL SITTING ROOM - 18'5" x 12' (5.61m x 3.66m) with window south east, exposed beams and timbers, steps down, two windows north west, open fire with large stone hearth, wall lighting, internal window north east with exposed stone reveal.

KITCHEN/BREAKFAST ROOM - 16' x 10'2" (4.88m x 3.1m) with fully fitted dark oak units, one and a half bowl sink unit, electric oven point, display cupboards and shelves, breakfast bar, large cupboard, fitted dishwasher, window north west, parquet floor, feature stone fireplace, radiator, exposed beams, recess lighting, door to:



UTILITY ROOM - with fitted work unit with stainless steel sink, plumbing for washing machine, oil fired central heating boiler, door north west, window north east, tiled floor, fitted cloaks cupboard, two large storage cupboards, doors to:

SHOWER ROOM - with corner shower cubicle with a Mira shower and glazed screen, pedestal hand basin, low flush WC, fully tiled walls, window north west, radiator, tiled floor, shaver point and light.

STUDY - 12'2" x 9'11" (3.7m x 3.02m) with glazed double doors to garden, two windows north west, window south west, radiator.

FIRST FLOOR

LANDING AREA - with two windows south east, two radiators, exposed beams, shelving, access hatch to loft space, doors to:

BEDROOM 1 - 13'6" x 12'6" (4.11m x 3.8m) with windows south east and south west, radiator, large walk-in wardrobe with hanging rail and shelves, access hatch to loft space, door to:



EN-SUITE BATHROOM - 7'7" x 6'2" (2.31m x 1.88m) with panelled bath with shower and glass screen over, bidet, low flush WC, pedestal hand basin, fully tiled walls, tiled floor, window north west, recess lighting, heated towel rail.

BEDROOM 2 - 15'5" x 10'10" (4.7m x 3.3m) with window north west, radiator, large linen cupboard, glazed panel to landing, door to:

SHOWER ROOM - 5'5" x 4'1" (1.65m x 1.24m) with large shower cubicle, low flush WC, hand basin, fully tiled walls and floor, heated towel rail, recess light, extractor fan.

BEDROOM 3 - 10'8" x 9'4" (3.25m x 2.84m) with window north west, radiator, built-in wardrobe.

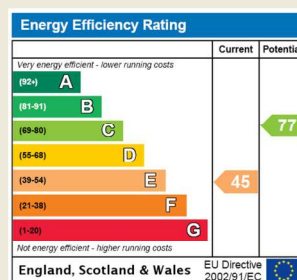
FAMILY BATHROOM - 6'10" x 6'5" (2.08m x 1.96m) with low flush WC, bidet, pedestal hand basin, panelled bath, half tiled walls, window north west, radiator.

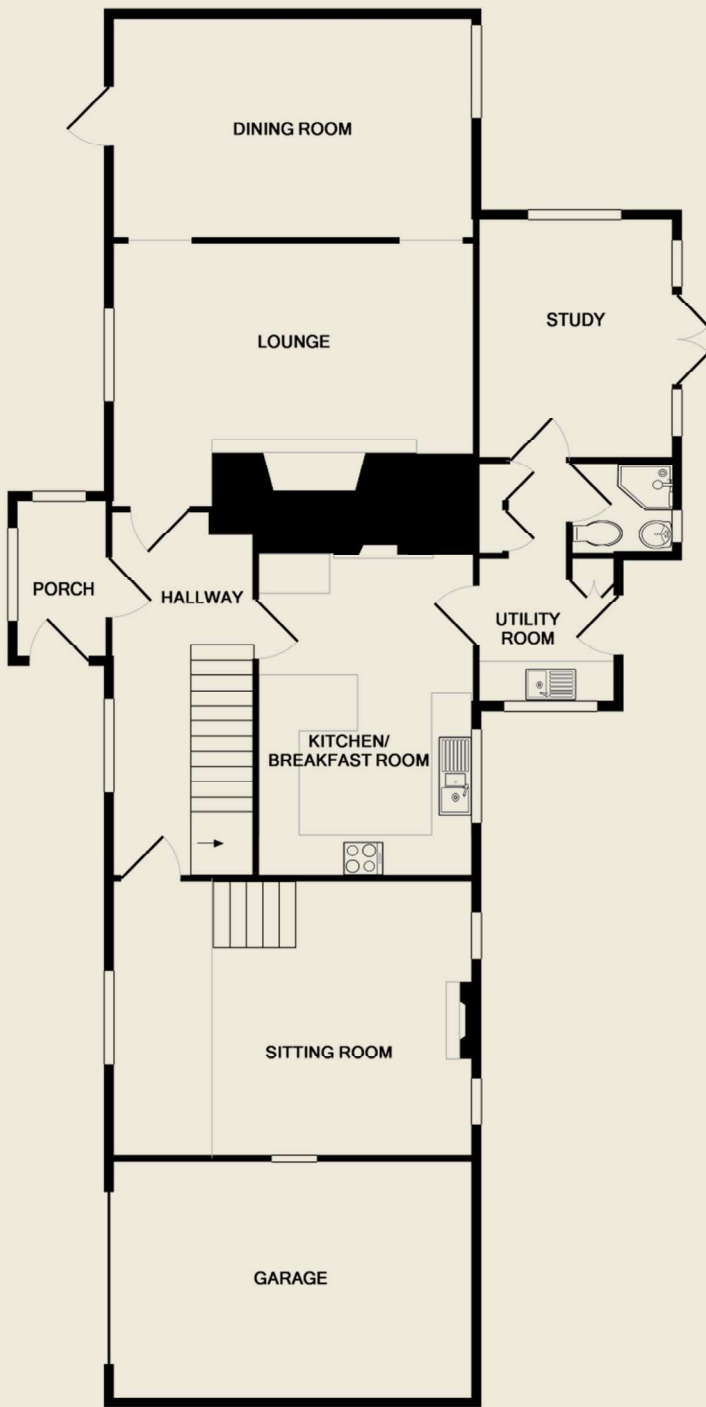
BEDROOM 4 - 14'1" x 9'1" (4.3m x 2.77m) via steps down, with window north west, radiator, exposed stone wall, exposed beams.

BEDROOM 5 (SPLIT LEVEL) - 13'11" x 9'8" (4.24m x 2.95m) with window south east, radiator, stairs up to mezzanine, window north west, radiator, exposed beams, access hatch to loft space, internal window with stone reveals north east.

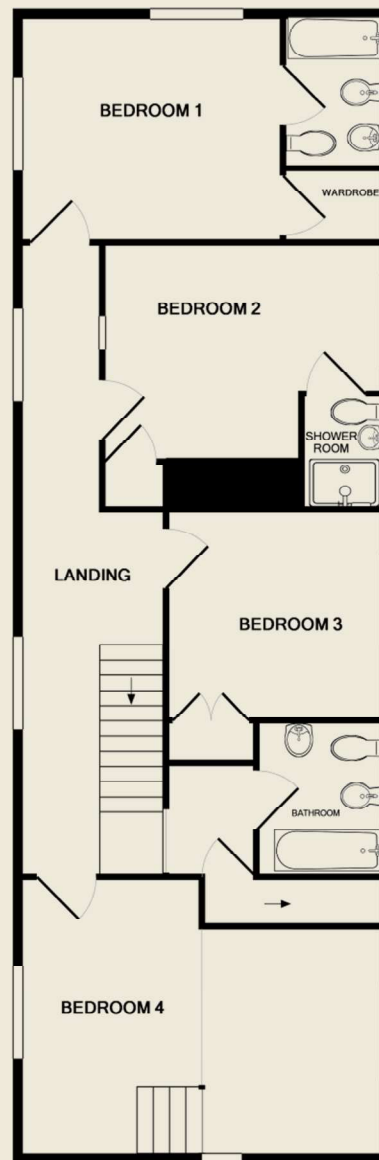
AGENT NOTE

Double glazing and solar water heating has been installed since the test for the Energy Performance Certificate was conducted.





GROUND FLOOR
APPROX. FLOOR
AREA 1481 SQ.FT.
(137.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1009 SQ.FT.
(93.7 SQ.M.)



SPLIT LEVEL FLOOR
APPROX. FLOOR
AREA 125 SQ.FT.
(11.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 2615 SQ.FT. (242.9 SQ.M.)
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ADJOINING GARAGE - 18'4" x 12'1" (5.59m x 3.68m) (double height) with up and over door.

OUTSIDE

The property is approached from the quiet country lane via an electric entrance gate which leads into an attractive block paved courtyard surrounded by well stocked beds and providing access to the house and:

OPEN FRONTED DOUBLE CARPORT - 17'4" x 16'7" (5.28m x 5.05m) with loft store above.

ADJOINING GARDEN ROOM/OFFICE - with glazed doors south west, large glazed panel and window north west, window north east, ceramic tiled floor, vaulted ceiling, power and spot lighting.

TWO BAY STABLE - 18'11" (5.77m) x 11'1" (3.38m) overall

STONE BARN - 47'5" x 17'7" (14.45m x 5.36m) with two large barn door openings, one with an electric up and over door, beautiful roof timbers, numerous arrow slit windows with log store and old cowshed beneath.

Above the house is a lawned garden with a series of paved steps and paths and well stocked flowerbeds. From here a small gate leads to the Castle Motte. The rear garden is again lawned and has been landscaped with a series of stone walls, mature beds and paved seating areas. The remaining garden is lawned with access to the orchard and paddocks and enjoys a great view down the valley.

SERVICES

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

HEATING

Oil fired central heating system supplemented by the wood burning stove.

COUNCIL TAX

Band E.

TENURE

We are informed that the property is of freehold tenure.



DIRECTIONS

From Hay-on-Wye, follow the B4348 via Cusop towards Bredwardine/Peterchurch. Once leaving Cusop, continue for 1.5 miles before turning right signposted Archenfield. Continue for 1.5 miles to the next T-junction and turn left. Continue for a further 2 miles approx. and turn right signposted Michaelchurch. Castle Farm is the next property on the right.

VIEWING

By appointment through McCartneys LLP: 01497 820778
Out of office hours contact Ryan Williams on 07971 289368 or Rob Fearnley on 07711 875703.

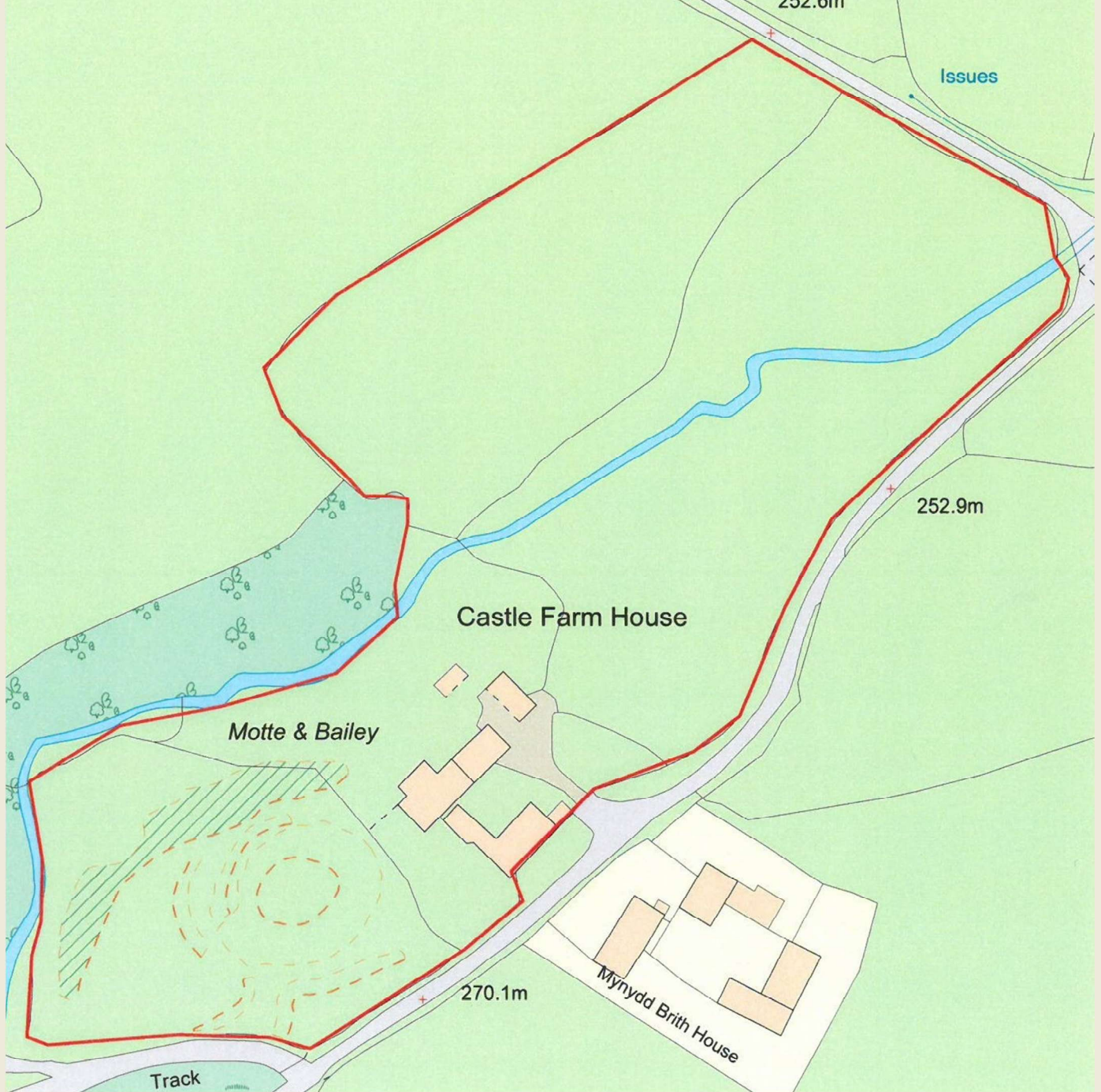
NOTICE

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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