



Dorefield House,
Peterchurch, Herefordshire, HR2 OSF

HUNTERS[®]
EXCLUSIVE

Dorefield House Peterchurch Herefordshire HR2 0SF

Stunning Lakeside Location within the Golden Valley

- Extremely Spacious and Luxuriously Appointed Residence
- Edge of village location with own gardens, Grounds and Lake
- Extended and Beautifully Presented Accommodation
- Four principal Reception rooms
- Magnificent Drawing room
- Luxurious Kitchen
- Separate Utility
- Five Bedrooms featuring Master Bedroom Suite
- En-suite facilities
- Full oil fired central heating
- Numerous strip oak floors and doors
- Delightful Garden & lake views
- In all just over 2.5 acres (tbv)

**Viewings by appointment
Guide Price £725,000**



DIRECTIONS

From Hereford proceed initially south west on the main A465 towards Abergavenny. Upon reaching Belmont Abbey take the next right onto the B4349. Turn left at Clehonger and continue through Kingstone and upon reaching the T junction turn right onto the B4348 towards Peterchurch. Continue through Vowchurch and upon reaching Peterchurch at the first crossroads turn left, proceed for a short distance where the driveway to Dorefield House can be found on the left hand side.

SITUATION AND DESCRIPTION

This property enjoys a secluded edge of village location, the village itself providing comprehensive range of local amenities including shop, within walking distance to the very well renowned Fairfield School, public house and restaurant, church and regular bus service. Peterchurch is accessible to numerous local centres including Hereford 13 miles, Hay on Wye 11 miles, Abergavenny 25 miles and Ross on Wye 19 miles. The M50 motorway at Ross on Wye provides excellent national communications. The property itself has been extended and beautifully appointed throughout and now provides luxurious and extremely spacious family accommodation (circa 5,00 sq.ft) with underfloor central heating to the main reception rooms and office which all comprises as follows (with approximate measurements):

On the Ground Floor

Covered Entrance Porch

Entrance Door to Hallway with archway and **Inner Hallway**

Cloaks Area 14'7 x 6'2 with double glazed sliding door to rear.

Gun Room 8'6 x 8'0 with door to

Office 9'4 x 9'0



Shower Room with tiling, enclosed shower cubicle, wash hand basin, WC, linen cupboard and storage area.

Sitting Room 22'6 x 15'5 with brick chimney breast, beamed inset, woodburning stove, exposed beams, downlighting. Arch to

Dining Room/Family Room 15'5 x 11'11.

Conservatory 27'0 x 6'8 plus 11'0 x 9'7 with ceramic tiled floor, two double doors to extensive paved terrace.

Dining Room 24'8 x 16'1 with feature part vaulted ceiling, large Minster style fireplace and hearth, double doors to terrace, feature downlighting and coving.

Drawing Room 27'11 x 17'11 with oak and under floor heating, Minster style fireplace incorporating woodburning stove, coved and ceiling roses, double doors to terrace.

Store Room 8'6 x 8'1 with shelving and secure area off.

Luxurious Kitchen 14'9 x 14'0 with granite work surface spaces, bespoke oak units, cupboards and drawers, ceramic tiled floor, Aga with beamed inset, brick elevation, further granite central island unit incorporating cupboards, drawers, stainless steel 1.5 bowl sink unit, integral fridge and dishwasher, eye level wall cupboards, exposed timbers, open plan to

Breakfast /Garden Room 12'2 x 12'11 with oak flooring, vaulted ceiling and downlighting.

Utility 13'9 x 5'11 with ceramic tiled floor, built in cupboard, open plan to further

Utility Area 8'5 x 11'0 with work surface space, cupboards and drawers, sink unit with mixer tap, corner shelving, plumbing for automatic washing machine and dishwasher, eye level wall cupboards, tiling, downlighting.

Rear Lobby with walk in pantry and door to rear courtyard. Stairway to

Bedroom 5 - 16'4 x 9'8

Shower Room with WC and wash hand basin

Office 8'11 x 9'9 plus entrance recess, built in coat cupboard.

This area of the house could be suitable for self contained accommodation, subject to the necessary permissions.

On the First Floor

Stairway to

Gallery Landing with airing cupboard and access to loft.

Bedroom 15'6 x 12'8 with window seat, two built in wardrobes. En-Suite Shower Room with heated towel rail, WC, bidet, wash hand basin, tiling, under eaves storage.

Bedroom 2 11'11 x 10'11 with fitted wardrobe, recess.

Bathroom with panelled bath, shower attachment, WC, wash hand basin, downlighting.

Bedroom 3 10'8 x 10'2

Master Bedroom Suite comprising:

Dressing Room 14'8 x 11'4 with oak flooring, extensive range of fitted and built in wardrobes

Luxurious Contemporary style Shower Room with large screen and wide bore shower, WC, tiling, Victorian style wash hand basin, chrome towel rail.

Master Bedroom 18'0 x 17'10 with oak floor, part vaulted ceiling. **Separate En-Suite WC** with wash hand basin, heated towel rail and linen cupboard with hot water cylinder.

OUTSIDE

Driveway with electric gated access and gated access to extensive courtyard and parking area with circular cider press and rose garden. **Store/Bicycle Shed**. Raised herbaceous border. Further car parking to brick built **Double Garage 19'8 x 19'8** with two double doorways, concreted floor and adjoining **Wood Store**. Extensive gardens and grounds incorporating beautiful lake with delightful walk surrounding. The gardens continue beyond the lake where there is a small enclosed **paddock**. beyond the lake is a rendered **Former Aviary/Store 16'10 x 10'9** with power and lighting. Rear **Wine Cellar**.

To the far side is the rear courtyard, Screened oil tank. Adjacent to the wall is a brick and timber **Conservatory/Glass House**. Door within the wall leads to further orchard garden to the far side of the property.

In all, we understand the property extends to just over 2.5 acres (tbv).

SERVICES

We are advised by the Vendors that the following services are connected to the property: Mains electricity and water. Private drainage/

LOCAL AUTHORITY

The Herefordshire Council 01432 260000.Council Tax Band: D

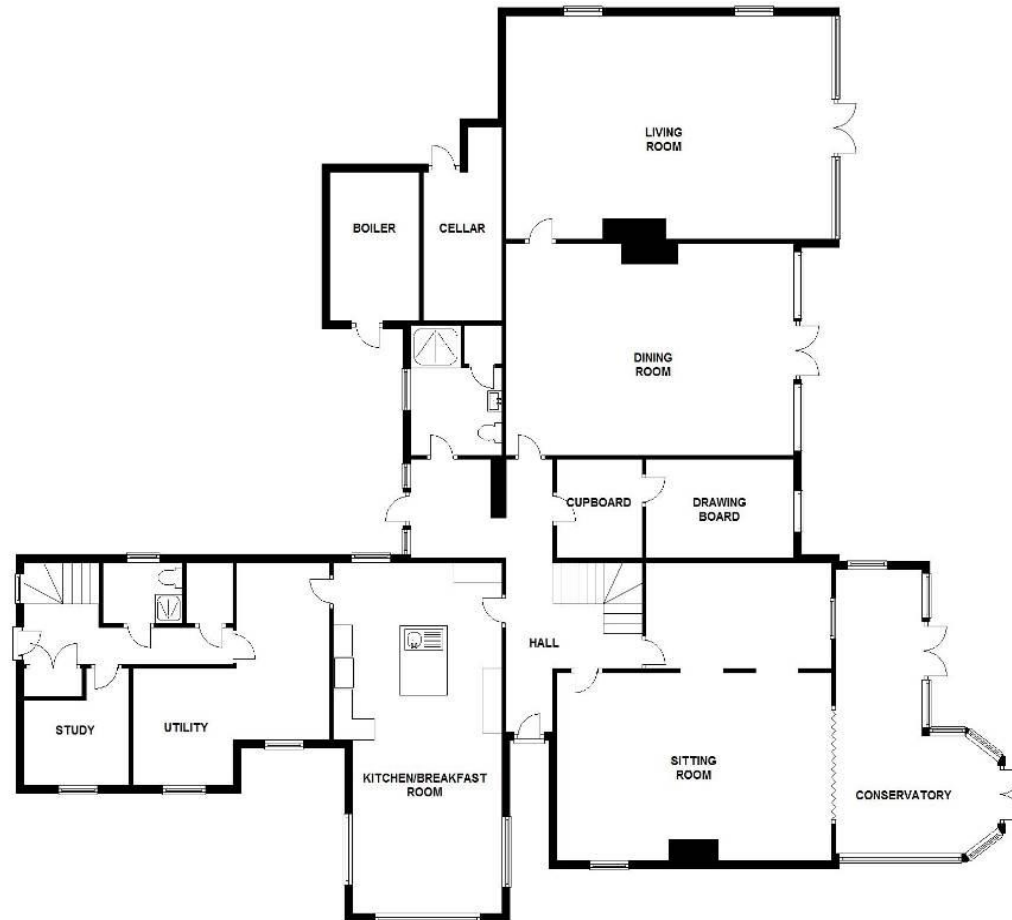
EPC RATING: C

VIEWING BY APPOINTMENT ONLY
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GROUND FLOOR
APPROX. 292.9 SQ. METRES (3131.1 SQ. FEET)



FIRST FLOOR
APPROX. 145.5 SQ. METRES (1561.5 SQ. FEET)



ROOM IN ROOF
APPROX. 23.6 SQ. METRES (253.6 SQ. FEET)



TOTAL AREA: APPROX. 460.0 SQ. METRES (4951.2 SQ. FEET)