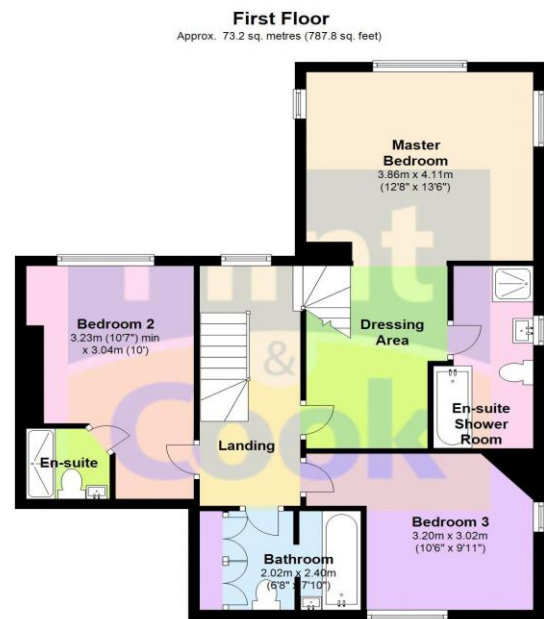


Total area: approx. 50.2 sq. metres (540.9 sq. feet)
 This plan is for illustrative purposes only
 Plan produced using PlanUp.



Total area: approx. 149.7 sq. metres (1611.7 sq. feet)
 This plan is for illustrative purposes only
 Plan produced using PlanUp.



2 Keepers Cottages Dulas Hereford HR2 0HL

£319,950

- Extended semi-detached cottage
- Glorious rural location with views
- 5/6 bedrooms, 2 en-suite
- Extensive living accommodation
- Various period features
- Good size garden, workshop/studio

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



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2 Keepers Cottages Dulas Herefordshire HR2 0HL

This delightful semi-detached cottage occupies an idyllic rural setting, with spectacular views, adjoining a local nature reserve and overlooking an area of mature woodland to the rear, within the grounds of the historic Dulas Court, just outside the village of Ewyas Harold (2 miles) and also well placed for access to the Cathedral City of Hereford (14 miles) and the Market Town of Abergavenny (12 miles).

Within Ewyas Harold there is a range of amenities which include a doctors surgery, vets, 2 public houses, fish & chip shop, church, primary school, recreation field, shop/post office and bus service.

The original stone cottage has been sympathetically extended (in stone) and provides exceptionally spacious accommodation with LPG central heating, ideal for family purposes, retaining many original features and with a useful workshop/studio and gardens.

We highly recommend an inspection of this property, which is more particularly described as follows: -

Ground floor

Canopy Porch
with door to

Entrance Hall
Tiled floor and radiator.

Sitting Room
Woodburning stove, radiator and window to front.



Open-Plan Lounge/Dining Room

Oak flooring throughout, Lounge Area - fireplace with woodburning stove, slate hearth and window to side. Dining Room - two radiators, windows to either side and double doors with side windows taking full advantage of the lovely rear views



Kitchen

Fitted with a range of matching base and wall mounted units with work surfaces, tiled splashbacks, tiled floor, under unit lighting, sink unit, built-in dishwasher, three windows, extractor hood, radiator and door to

Rear Hall

Radiator, walk-in pantry and plumbing for washing machine.

Cloakroom

Wash-hand basin, WC and wall mounted gas fired central heating boiler.

Rear Entrance Porch
with tiled floor.

A staircase leads from the entrance hall to the

First floor

Landing
Window to front and radiator.

Master Bedroom Suite

Comprising:- **Dressing Room** with radiator. **Bathroom** with white suite, bath, wash-hand basin, WC, wood flooring, radiator, shaver point, separate tiled shower cubicle with glass screen and mains fitment, feature fireplace and window. **Bedroom** with radiator and three windows (again with lovely views).



Bedroom 2

Feature fireplace, radiator, fitted desktop and shelving, **En-Suite Shower Room** with double-width tiled shower cubicle with glass screen, mains fitment with wash-hand basin, WC, wood flooring, ladder-style radiator and window.

Bedroom 3

Radiator, windows to side and rear.

Bathroom

Built-in store cupboards, Velux roof window, bath, wash-hand basin, WC and radiator. A staircase continues from the first floor landing to the

Second floor

Landing
Access to eaves storage and windows.

Bedroom 4

Radiator and Velux roof window.

Playroom

Store cupboards, two Velux roof windows, circular window and doorway to

Bedroom 5

Large Velux window and circular window.

Outside

The property is approached via a wooden five-bar gate which leads to a parking area. Workshop/Studio with light, power and woodburning stove. Store Shed with Lean-to.

The main garden lies to what was originally the front of the property, and adjoins lovely pasture land beyond which is land owned by the Wildlife Trust. The garden is primarily lawned with a large raised patio area, range of ornamental shrubs, fruit trees and yew hedging beyond which is a former vegetable/soft fruit garden. Immediately to the rear of the property is a paved area with stone retaining wall, Lean-to Store and pedestrian gate.



General information

Services

Mains electricity is connected. Private water supply and drainage. Telephone (subject to transfer regulations). LPG central heating.

Outgoings

Council tax band D - payable 2016/17 £1674.57

Tenure & possession

Freehold - vacant possession on completion.

Agents note

Please note bedrooms 4, 5 and 6 have limited headroom

Directions

From Hereford proceed towards Abergavenny on the A465, into Pontrilas and then turn right onto the B4347 into Ewyas Harold. Continue over the bridge, fork left and then left again, past the Fish & Chip shop towards Longtown. Turn right into Dulas Court and continue along the private road, over a mini bridge then turn right, signposted Visitors Car Park, continue through the car park area over another mini bridge and the cattle grid, and the property is located on the left-hand side.

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

JRC FC001602 November 2016 (1)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
73		87	
23		45	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		England, Scotland & Wales	