



Quarry Cottage

Michaelchurch Escley, Hereford, Herefordshire, HR2 0JW

FINE & COUNTRY

Quarry Cottage, Michaelchurch Escley, Hereford, Herefordshire, HR2 0JW

Description

Quarry Cottage is a charming 3 bedroomed detached traditional stone-built Cottage set in a semi-rural location with views of the surrounding open countryside. It retains many original features including flagstone flooring, ledge and brace doors, fireplaces and exposed beams.

The property briefly comprises 2 reception rooms, Kitchen with pantry/utility room, ground floor bathroom and 3 bedrooms.

Location

The property is situated approximately 7 miles from Hay-on-Wye and a similar distance from Peterchurch. Both of which are approached through wonderful scenery, with panoramic views. Hay offers excellent market town facilities, coupled with its famous second-hand bookshops and is the venue for the famous Literary Festival. Peterchurch has a primary and secondary school, the latter being especially noted for its quality. Other facilities include a village hall, shop, pub, church, etc.



Walk Inside

The front entrance door opens into the entrance hall with quarry tiled flooring and door to two reception rooms.

To the right is a spacious traditional dining room with flag stone flooring, dual aspect windows, one of which has an attractive window seat overlooking the front garden. This room retains the original inset bread oven, a fireplace with stone hearth and inset multi-fuel stove.

A small set of steps leads up to the galley kitchen with quarry tiled flooring which then continues beyond to the ground floor bathroom and utility/pantry area.

To the left of the entrance hall is the light and cosy sitting room with window to the front, feature stone wall with inset fireplace with multi fuel stove, flag stone flooring and staircase to the first floor.



First Floor

The first-floor landing provides access to two double bedrooms with exposed beams, feature fireplaces, and a third smaller bedroom.

All three bedrooms are light and airy with ample windows and plenty of original features.



Walk Outside.

The property benefits from gardens to the front and rear which are predominately laid to lawn.

The front garden is off a quiet country lane bounded by a pretty brook and is contained within a stone wall. A small traditionally built outbuilding stands within the grounds.



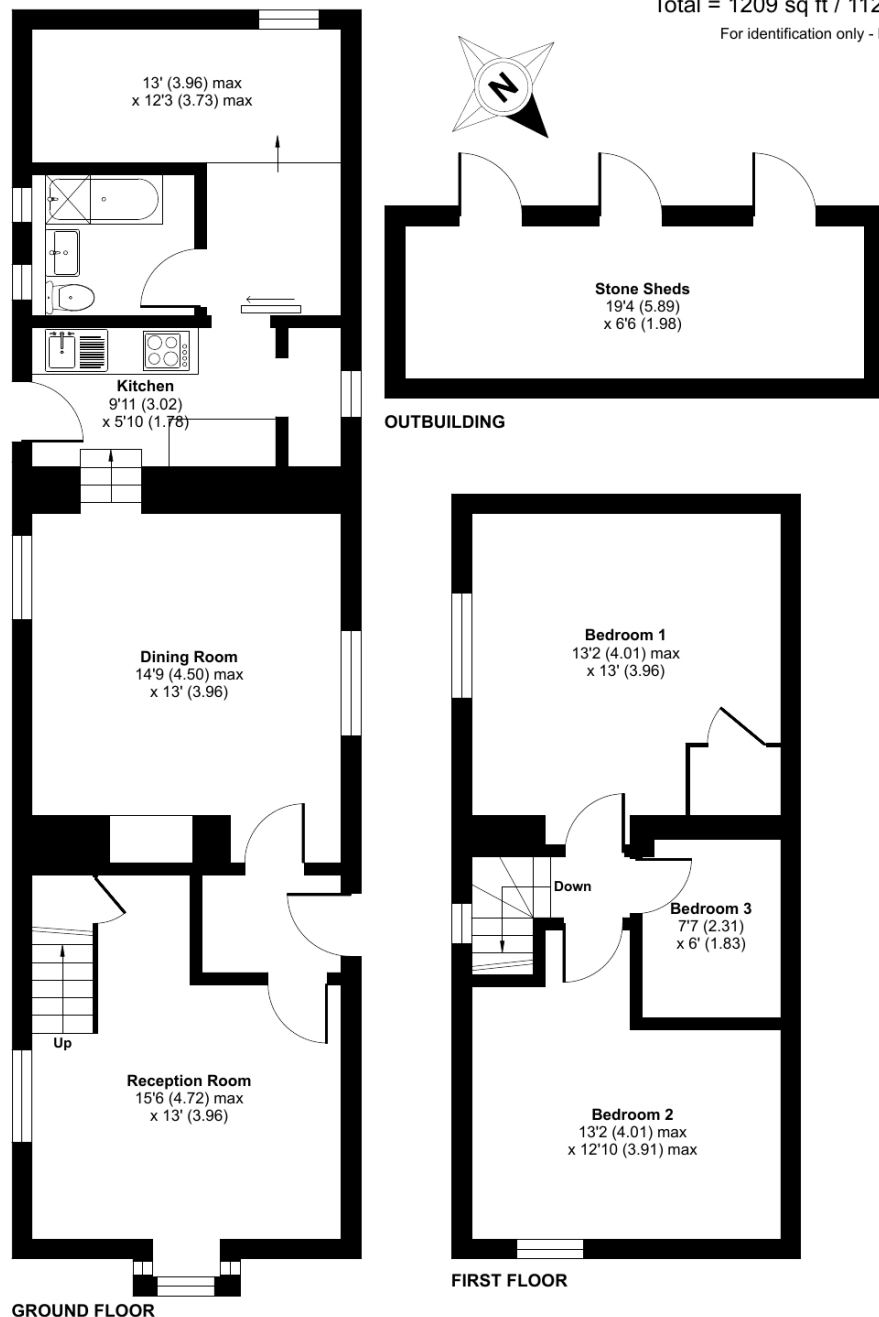
Michaelchurch Escley, Hereford, HR2

Approximate Area = 1083 sq ft / 100.6 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 1209 sq ft / 112.3 sq m

For identification only - Not to scale



SERVICES: We are informed that the property is connected to mains water, electricity and private drainage

HEATING: Electric heating

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.

WHAT3WORDS: evenly.vesting.commands

VIEWING: By appointment through selling agents – McCartneys LLP

Hay on Wye Office: 01497 820778

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

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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