



The Mill House, Michaelchurch Escley, Hereford. HR2 0JS



**Sunderlands**  
Residential Rural Commercial





**The Mill House  
Michaelchurch Escley  
Hereford  
Herefordshire  
HR2 0JS**

Summary of features:-

- A delightful period house
- Found in the popular village of Michaelchurch Escley
- A house offering versatile accommodation with annexe potential
- Beautiful rural location

**Hay-on-Wye 9 miles  
Abergavenny 14 miles  
Hereford 14 miles**

### Description

The Mill House is a delightful family home found in Michaelchurch Escley which is a lovely village in the foothills of the Black Mountains.

### Situation

Michaelchurch Escley is found approximately 9 miles from Hay-on-Wye and 14 miles from the cathedral city of Hereford and sits alongside the Escley Brook in the foothills of the Black Mountains. The village offers a very popular primary school, public house, church, village hall and a recreation ground. The village is set amidst stunning countryside with access to a wide range of footpath, bridleways and is conveniently situated in the catchment area for the ever popular Fairfield High School in Peterchurch.

The nearest motorway access is found at Ross-on-Wye for the M50, Newport for the M4 or Worcester for the M5. Mainline train stations are found in Abergavenny and Hereford.

### The Accommodation

The property is entered through the front door giving access into the dining room which is a light and airy room with a bay window to the front.

From the dining room there is a further sitting room with a window to the side and a wood burner. From both the dining room and sitting room there is a downstairs

bedroom with en-suite wetroom which can be accessed from both the dining and sitting rooms and has the potential to provide separate annexe accommodation. A further door leads into the living room with a wood burner, window to the front and a set of steps leading up into the kitchen.

The kitchen features recently fitted units, a double sink, electric hob, eye level oven and integral dishwasher.

From the kitchen there is a doorway into the utility room with a sliding door to the outside.

On the first floor there are four double bedrooms as well as a family bathroom and loft access.

### Outside

The property is approached from the village lane into a parking driveway area where a gate leads out into the rear yard. In the rear yard there is a large stable (approx. 4.96m x 5.04m) with a concrete base, timber and concrete block construction and a corrugated roof. There is also a further stable (approx. 4.11m x 2.92m) of timber construction with a corrugated roof.

Against the house there is a stone building (approx. 4.28m x 2.28m) with the original cobbled floor and a tiled roof.

A fence leads down into the main garden area which offers excellent potential. The garden slopes down hill and leads to the Escley Brook which is a beautiful area sitting alongside the stream, offering a peaceful haven for wildlife.

### Services

We are advised that the property is connected to mains water, mains electricity, private drainage and oil fired central heating. Please note the services or service installations have not been tested.

### Council Tax Band

Herefordshire Council "E".

### Tenure

Freehold with vacant possession upon completion.

### Directions

From Hay-on-Wye take the B4348 turning right in the village of Hardwicke (signposted for Peterchurch and Ross-on-Wye). Continue all the way through the areas known as the Bage and onto the village of Dorstone, continuing on the B4348 through Peterchurch and on to Vowchurch. Whilst proceeding through Vowchurch take the right-hand turn (signposted to Michaelchurch) onto a single track lane and continue through Vowchurch and Turnastone until you reach the village of Michaelchurch. On entering the village continue to the top of the hill where there is a T junction. The property will be found immediately off on the left-hand side as indicated by the agents For Sale board.

### Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

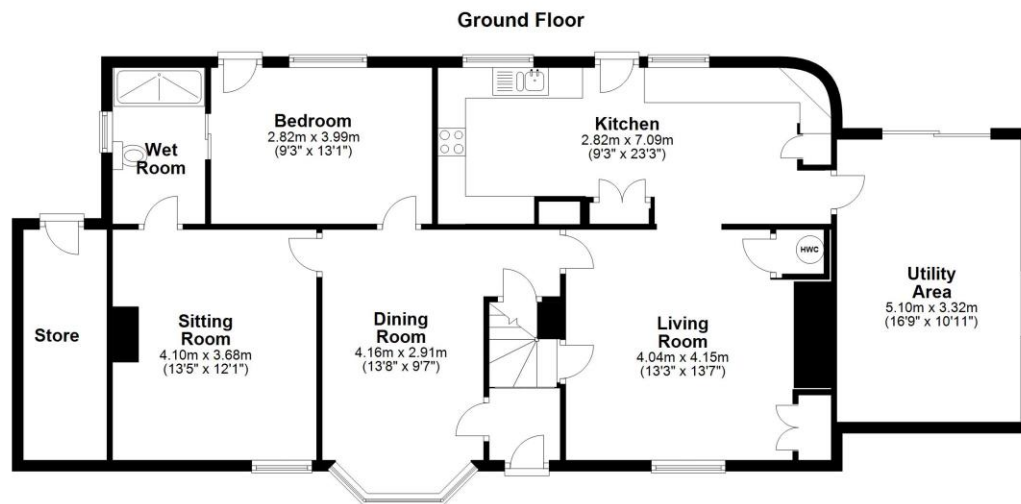
Office opening hours:

Mon-Fri 9.00-5.00pm.

Out of hours contact

Harry Aldrich-Blake 07717 410757





Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

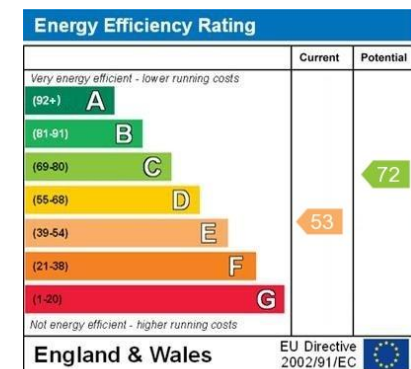
Tel: 01432 356161

Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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WWW.EPC4U.COM

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.