



Tredomen
Dorstone | Hereford | HR3 6BL

FINE & COUNTRY
Homes from  McCartneys



Tredomen, Dorstone

A charming three bedroomed detached stone country cottage set in a private and rural position enjoying approximately 2 acres surrounded by beautiful countryside.

Tredomen is a delightful rural property in a tucked away location full of high quality character and charm. Located at the end of a country lane, Tredomen offers peace and quiet and access to miles of countryside rides and walks over the nearby Vagar Hill. The cottage itself is well presented and finished to a high standard to include a wood burning stove, handmade fitted kitchen, oak staircase, and has been recently updated with new oak framed windows throughout and an extended ground floor en-suite bedroom with covered decking area. The property benefits from approximately 2 acres of pasture and a useful Summerhouse.

Dorstone (2.5 miles) has a village hall, public house, Dorstone Front Room which is a community run initiative

providing basic supplies such as tea, coffee, local produce, mobile post office and other community social events 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 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.



OPEN VERANDA - with stone flag floor leading to:

ENTRANCE HALL - 6'7" x 6'7" (2m x 2m) with stone flag floor, spot lighting, book shelving, half glazed door north, radiator, doors to:

KITCHEN/BREAKFAST ROOM - 16'5" x 13'2" (5m x 4.01m) with a range of cream handmade fitted floor and wall units, Belfast sink, wooden worktops, fitted dishwasher and fridge/freezer, oil fired Aga, stone flag floor, two radiators, glazed door south to patio, windows north and west, recess lighting.

UTILITY ROOM - 6'8" x 6'6" (2.03m x 1.98m) with low flush WC, small Belfast sink, window south, radiator, spotlighting, built-in storage cupboards, plumbing for washing machine.

LIVING ROOM - 19'3" x 13'9" (5.87m x 4.2m) with feature Inglenook fireplace with timber lintel over and stone hearth housing a new Chamwood wood-burner, bread oven, two radiators, two windows south, floor to ceiling window north, spotlighting, open tread oak staircase to first floor.

GROUND FLOOR BEDROOM 3 - 20'11" x 11'8" max. (6.38m x 3.56m max.) with solid wood flooring, windows west and north, radiator, Fully glazed doors onto covered decked seating area, door to:

EN-SUITE - 6'8" x 5'10" (2.03m x 1.78m) with tiled flooring, window north, W/C, heated towel rail, fully-tiled shower cubicle, wash basin with fitted storage unit under, extractor fan.

FIRST FLOOR

LANDING AREA - with window north, radiator, exposed beams, book shelving, Airing Cupboard, doors to:

BEDROOM 1 - 16'5" x 13'1" (5m x 4m) with windows north, south and west, two radiators, access hatch to loft space.

BATHROOM - 6'6" max x 6'1" (1.98m max x 1.85m) with panelled bath with shower attachment, low flush WC, pedestal hand basin, recess shelving, window south, spotlighting, access hatch to loft space, heated chrome towel rail and radiator.

BEDROOM 2 - 16'4" x 13'7" (4.98m x 4.14m) with windows north, south and east, two radiators, fitted large wardrobe, exposed beams and trusses, spotlighting.

OUTSIDE

The property is located at the end of a country lane which leads to a gravelled parking and turning area. The cottage sits behind a low picket fence with a lawned front garden and stone path leading to the front veranda and door. To the rear of the house is a stone paved patio and a further lawned garden which slopes to the nearby stream. Above the house are a number of raised vegetable beds. Below the house are further lawns and a small fruit tree orchard.

THE LAND

Located next to the house is a gently sloping paddock with access to the country lane and a useful Summerhouse.

SERVICES

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

HEATING

Oil fired central heating system.

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.

DIRECTIONS

From Hay-on-Wye, proceed towards the village of Dorstone and take the first turning right towards the centre of the village. Drive past The Pandy Inn and take the next right hand turn signposted Common Bach. Proceed for roughly 2 miles along this country lane until reaching a crossroads. Take the left hand turn signposted 'no through road' and continue along this lane for roughly half a mile until reaching Tredomen.

VIEWING

By appointment through selling agents – 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (1-4)		
B (5-9)		
C (10-15)		
D (16-20)		
E (21-25)		
F (26-30)		
G (31-35)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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