



Gannols Barn, Dorstone, Hereford, Hfds, HR3 6AD





**Gannols Barn
Dorstone
Hereford
Herefordshire
HR3 6AD**

- A beautifully presented barn conversion having been recently extended and renovated
- Found in a stunning Golden Valley location
- Set in approximately 3 acres
- A generous range of outbuildings
- Viewing essential

**Hay-on-Wye 7 miles
Hereford 16 miles
Brecon 22.5 miles**

Description

Gannols Barn is a beautifully presented and extended barn conversion which has been modernised in recent years providing comfortable and generous 3 bed accommodation. The property takes advantage of the light and airy living space whilst retaining the natural features of the barn.

Set in approximately 3 acres, the current owners keep a small head of stock, the property offers a wonderful lifestyle opportunity in a beautiful setting.

Location

Dorstone is found in the heart of the Golden Valley with close links to Hay-on-Wye. The village itself has a Church, public house, recreational ground and is also close to the village of Peterchurch which offers further facilities including a village shop, Church, public house, restaurant, village hall, medical centre and both primary and secondary schools, namely the renowned Fairfield High School.

Hay-on-Wye is the nearest town and a popular tourist destination which is famous for its annual literary festival held in late spring. The town is renowned for its range of second-hand bookshops, being known as the town of books, as well offering a wide range of boutique shops, cafes, restaurants, a medical practice, dental surgery and a small supermarket.

Accommodation

The property is entered via the front door into a hallway where there is a downstairs w.c which also contains the gas central heating boiler. Immediately to the right there is a bedroom suite comprising a double bedroom with window to the rear, a walk-in wardrobe with a secondary wardrobe and an ensuite shower room which features a shower cabinet, close-coupled w.c and a wash-hand basin.

From the hallway a door leads through to the open plan living area which is beautifully light and airy with a wood-burner at one end and double doors leading out to the garden. It is noted that there are a range of bookshelves and an enclosed staircase to the first floor.

A concealed sliding door opens into the kitchen / diner which forms part of the extension with a fully vaulted ceiling, wide range of fitted wall and base units with integral appliances, including an undercounter fridge and a dishwasher, a Belling electric range cooker and space for a tall fridge-freezer.

There is also further cupboard storage by the back door and a set of double doors leading out to the rear patio and decking area. A further door leads into the useful boot room with a window and door to the rear.

From the living area, the concealed staircase leads to the first-floor landing which gives access to two bedrooms, which are both considered double in proportion and the family bathroom.



The bathroom has a panel bath with shower over, close coupled w.c and wash-hand basin. There is also a further storage cupboard.

Outside

The property is accessed via a shared driveway, through a gate, into the parking and turning area. The driveway also extends beyond the house giving access to further buildings behind. Immediately to the front of the house there is an orchard with a variety of soft fruit trees and the driveway continues around to the rear where there is the main outbuilding. The outbuilding is partitioned into a workshop and storage area (10.36m x 5.72m) with separate doorways from the outside and inside leading to a wash-room with a stainless steel sink and a tiled animal washing area (2.96m x 2.69m). Steps lead up to a further workshop (7.15m x 5.73m) and there is also a utility room (3.04m x 2.65m) with plumbing for a washing machine, kitchen worktops, fitted storage units and window to the rear.

To the rear of the property there is an open-fronted pole barn (13.81m x 9.35m) with a part-concrete floor and a partition. Next to the pole barn there is also a metal frame poultry enclosure and above the barn there is a freestanding office of timber construction (4.68m x 2.68m) with power, light and a sliding door to the front with decking and a pond, all of which enjoys beautiful views.

At the top of the property there is also a vegetable garden with a range of raised beds and a polytunnel.

The paddocks are divided into 4 enclosures and are stock proof fenced. It is also noted that there is planning permission for a private driveway into the property which has been granted by Herefordshire Council (Planning application number 214602).

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Herefordshire Council Band "E".

Services

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

Viewing and Contact Details

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

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757

Directions

From Hay-on-Wye proceed in a north easterly direction on the B4348, continue through Cusop and onto Hardwicke where there is a right hand turn signposted to Ross on Wye and Peterchurch. Continue through to Westbrook and The Bage leading to Dorstone village. Immediately upon entering the village speed limit turn right, almost back on yourself, signposted to Mynydd Brith, continue along the lane, taking the first right hand drive. Continue along the drive, past a white house, the barn will be found straight ahead.

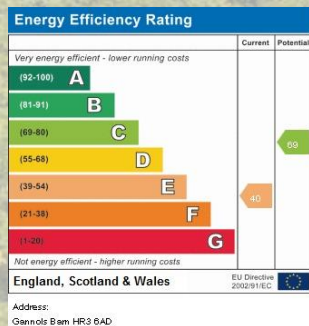




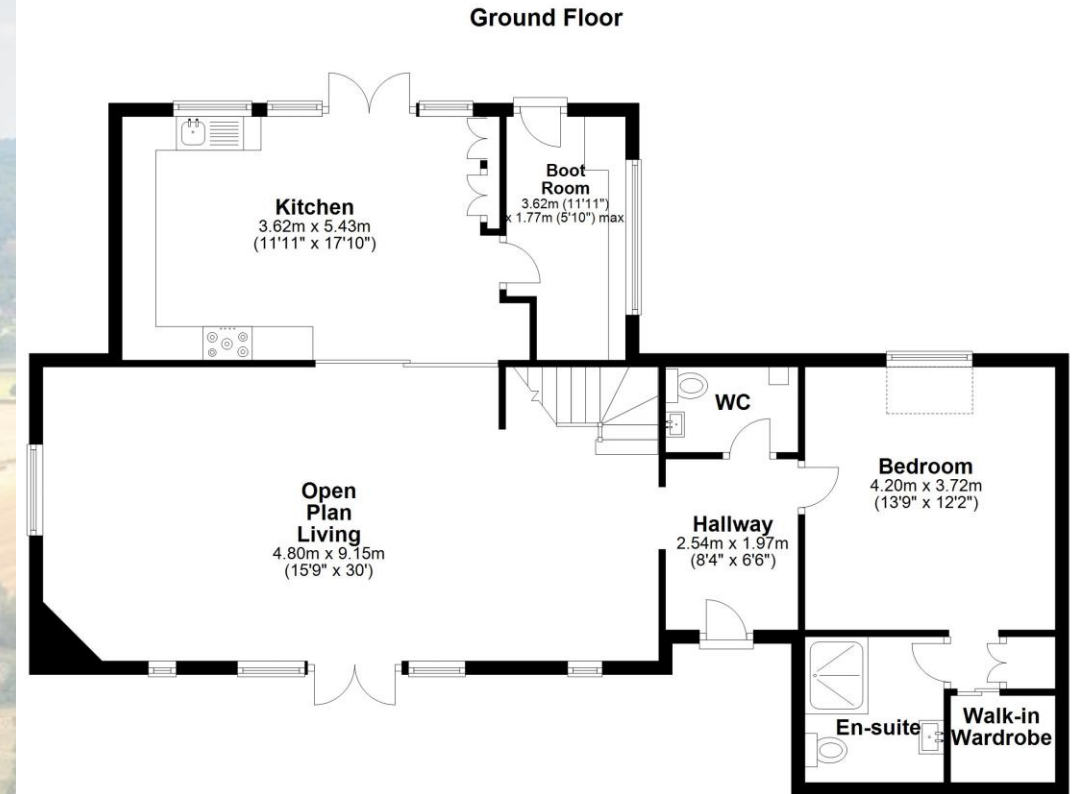
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What3words ref –
arranged.schools.occupations



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.



Total area: approx. 137.7 sq. metres (1482.3 sq. feet)

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