



BYECROSS
Moccas HR2 9LJ





Byecross
Moccas
Herefordshire
HR2 9LJ



In a unique location, overlooking the beautiful River Wye, a simply stunning detached house set in lovely gardens and grounds, which extend to just over 2 acres with stables, outbuildings, and fishing rights.

Guide Price £1,150,000

Situation and description

Byecross lies in a delightful rural location between the small villages of Moccas and Preston-on-Wye. Between them they include two village churches, two community centres and a popular village pub. More extensive facilities can be found at the larger village of Madley and at the cathedral city of Hereford (10 miles) with a mainline train station. Lying on the southern side of the beautiful River Wye the location is a fisherman's delight with its own fishing rights extending to approximately 150 yards right from the gardens. The views, particularly upstream, are stunning and everchanging with a vast array of wildlife on show from kingfishers, swans, geese, otters and more. Canoes can also be easily launched from the lower tier of the gardens.

The house itself started life as a small cottage but has since been enlarged and greatly improved to now offer stunning living space in the most spectacular location. With the river as the obvious focal point there are large balconies leading from both the master bedroom suite and the guest suite. Bifold doors lead out to sun terraces and there is plenty of light and space throughout the house. On the other side of the quiet lane is a small orchard and paddocks along with extensive additional parking, stables and a modern steel framed workshop, by separate negotiation.

On arrival a canopy porch leads into a generous reception hall with stone fireplace and an oak staircase to the first floor. The sitting room is spacious and light and has a flagged floor, exposed timbers, a fireplace with fitted wood burner, and glazed doors and windows overlooking the river. An inner lobby also has direct access to outside and leads to a spectacular dining room with an impressive brick fireplace with fitted wood burner and bifold doors to one wall opening on to the gardens and sun terrace with again superb views. A good-sized study offers a quiet space to sit and work.

A large and well-appointed kitchen/breakfast room has bi-fold windows, direct access to outside, granite working surfaces, plenty of cupboard space, various appliances including a Britannia 7 ring range style cooker, a central workstation, two sinks and much more. The ground floor space is supported by a cloakroom and separate utility room.

The master suite is approached by its own oak half turn staircase to a small landing. The bedroom is full of light and space with a vaulted ceiling, roof lights, wardrobes at one end and a door to a luxury bathroom with all the usual fittings. Double doors lead from the bedroom onto a large balcony with glazed panels and amazing views.

From the reception hall a staircase leads up to a first-floor landing with fitted cupboards and access to a guest suite with ensuite shower room, and large balcony overlooking the river. There are two further bedrooms and a family bathroom.

Outside

Byecross lies on a small country lane and is approached by a driveway at one end. The gardens are delightful and have been designed to make the most of the incredible location. Lain mainly to lawn they are terraced with herbaceous borders, various trees, a garden store, various sun terraces, pergola with space for hot tub, outside WC, and small wooded section. The owner has also created a fishing platform and there have been regular catches of large pike, chub, perch and much more.

On the other side of the lane lies the remaining land with a gated drive and ample parking as well as an orchard and two small paddocks - extending to just under 2 acres. A timber stable block includes two loose boxes 13'10 x 12' and 13' 10x 10' 7 with adjoining feedstore 27'5 x 15'. A separate steel framed workshop has recently been added with automatic roller door, power and lighting 29' x 22'. By separate negotiation.

Services and considerations

Mains electricity, mains water, LPG Gas fired central heating, double glazing and private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their Solicitor or Surveyor. Council Tax Band: G = £3,628.31 p.a. EPC Band: Energy Rating TBC



Large, well-appointed kitchen / breakfast room with bi fold windows and utility off





Spectacular dining room opening on to the gardens and sun terrace



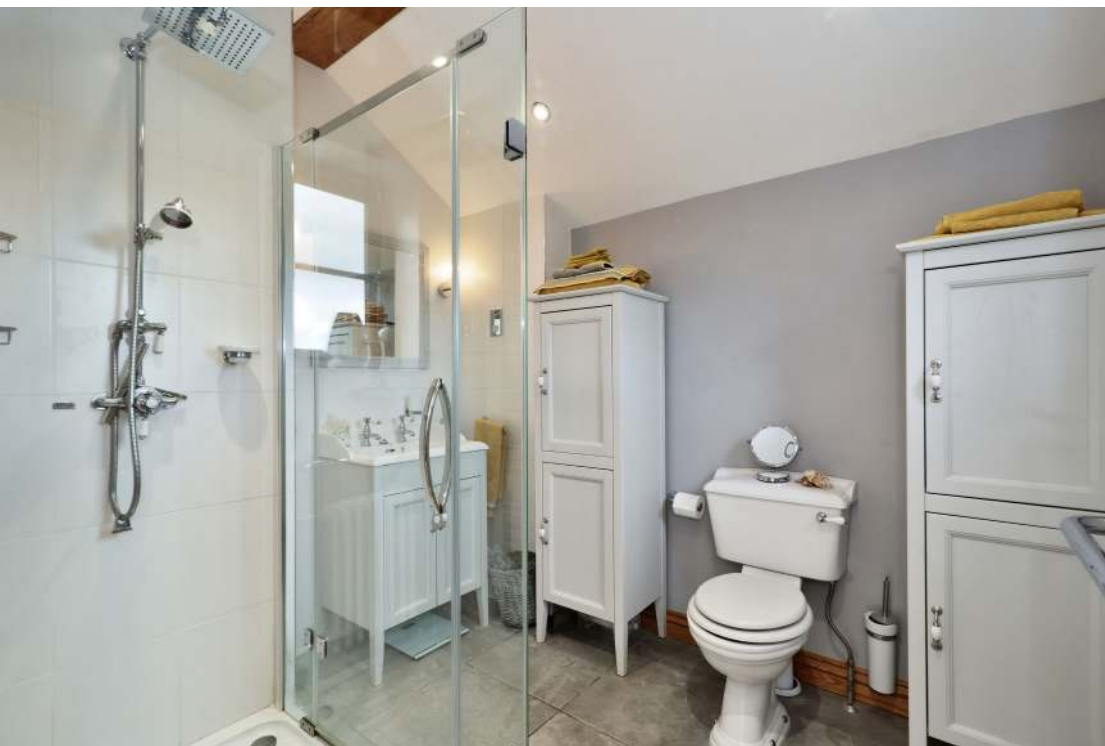


Spacious and light sitting room





Master suite with luxury bathroom and double doors onto a large balcony



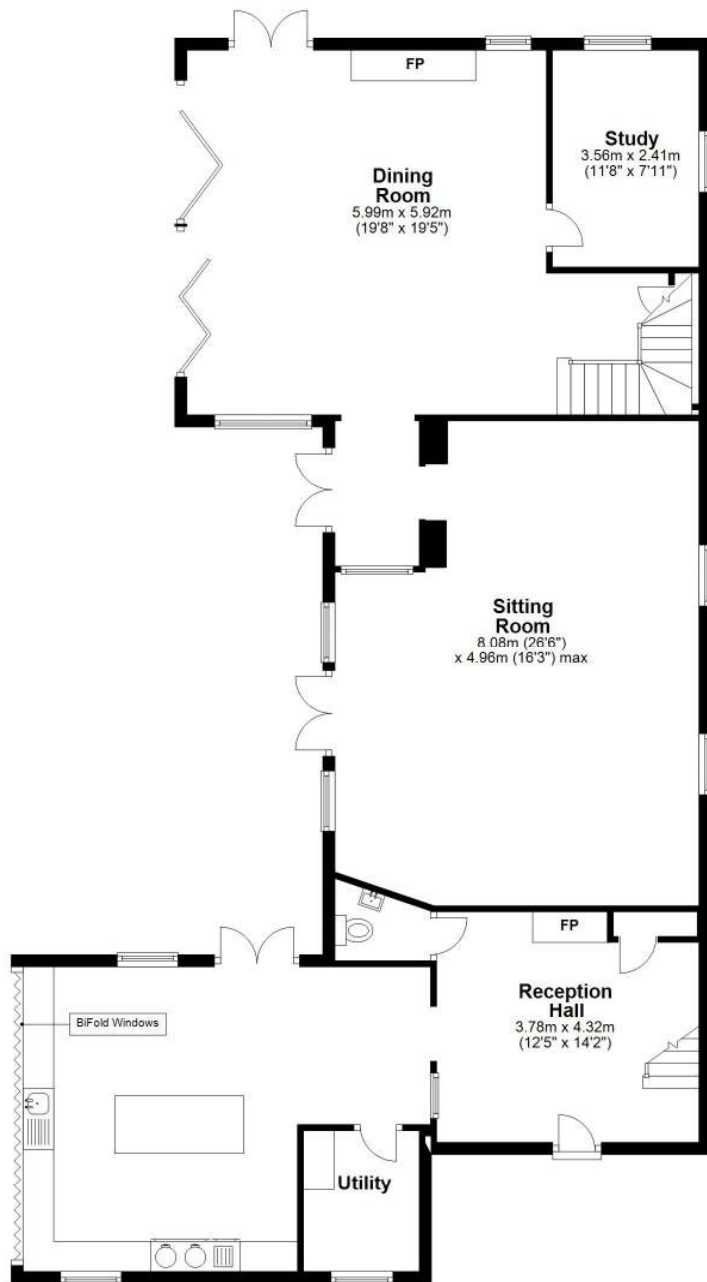


Guest room above with ensuite & balcony with 2 further bedrooms and family bathroom



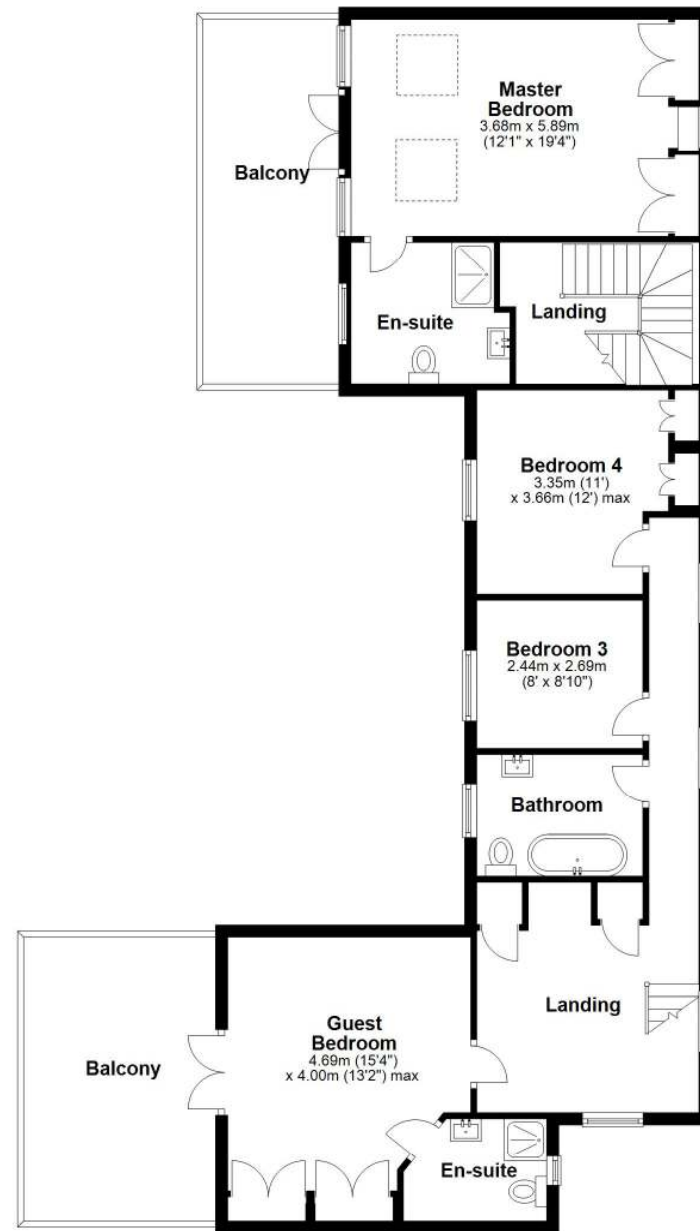
Ground Floor

Approx. 151.2 sq. metres (1627.5 sq. feet)



First Floor

Approx. 104.3 sq. metres (1122.4 sq. feet)



Total area: approx. 255.5 sq. metres (2749.9 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd
Plan produced using PlanUp.

Directions

///silver.vandalism.paving

From Hereford take the A438 towards Brecon and after approximately 5 miles turn left at Bridge Sollers towards Madley. Continue over the bridge and after a mile turn right for Preston on Wye. Continue right through the village passing the pub and then the church on the right. Bear left and continue for a further half a mile and Byecross will be found on the right-hand side.

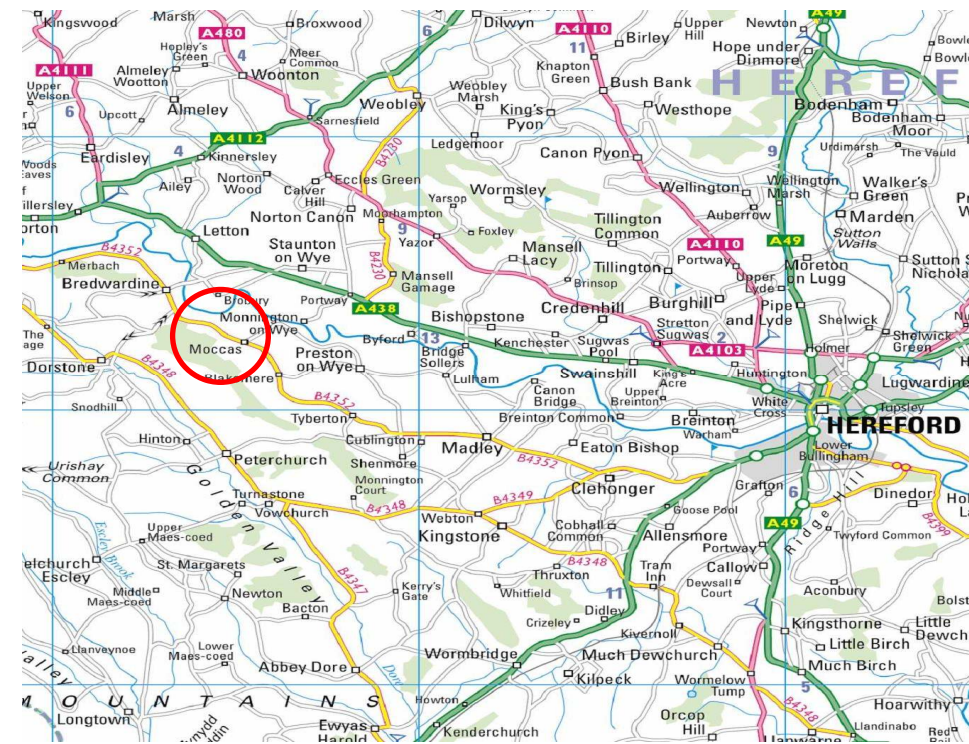
Agents note: The property stands on the banks of the River Wye and we understand that the garden and lane can be subject to flooding in extreme conditions. However, the current owners have confirmed that the house has not been subject to flooding during their ownership. We understand that planning permission has been granted to extend the laundry.

Rights of Way

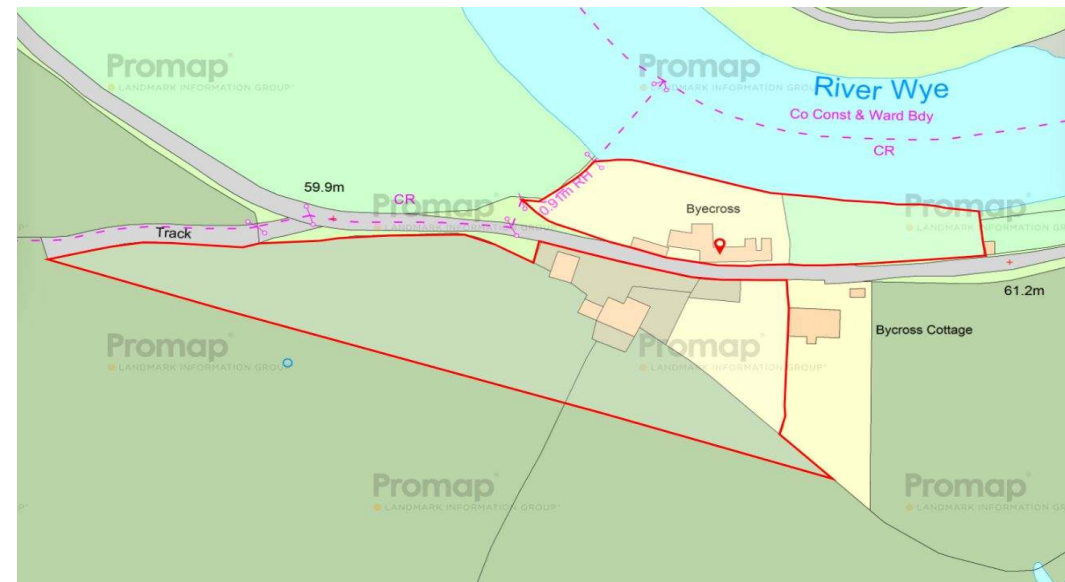
All prospective purchasers are advised to clarify any matters relating to rights of way with their Solicitor.

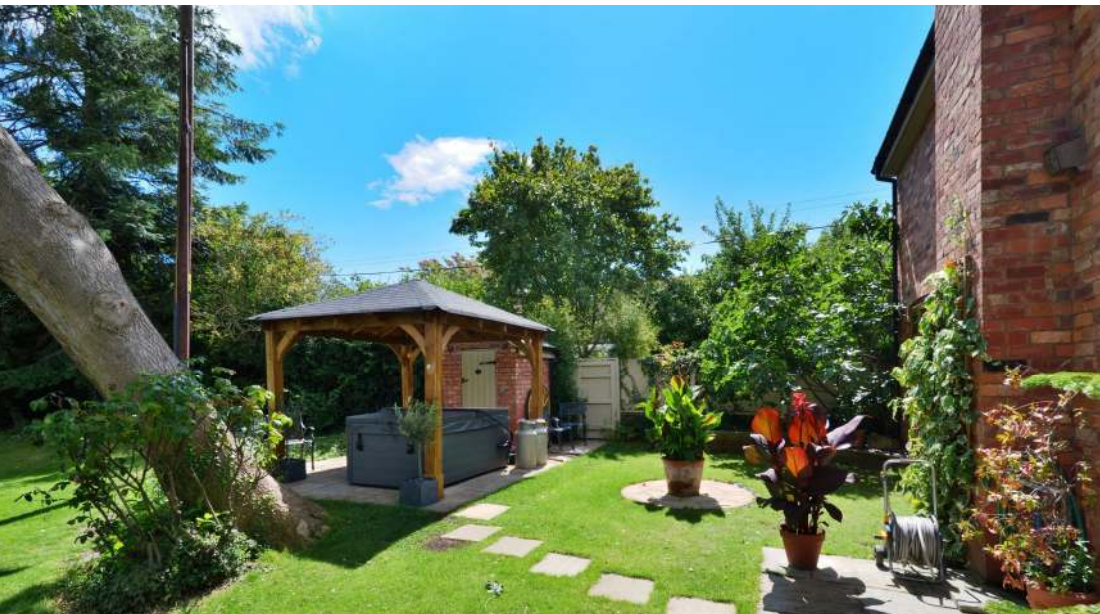
Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

A fisherman's delight



Set within gardens and grounds extending to just under 2 acres





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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

rightmove 



With stables, small orchard, and paddocks (currently grazed by sheep)

