



BAGE POOL BARN
Dorstone HR3 5SU



Bage Pool Barn
The Bage
Dorstone
Herefordshire
HR3 5SU



In a sought-after location, only ten minutes from the market town of Hay on Wye, an immaculately presented and spacious barn conversion in its own courtyard setting, together with garaging, annex, and home office.

Guide Price £850,000

Situation and Description

The small hamlet of Bage lies on the western side of the very popular rural village of Dorstone, which has a church, community centre and public house. Further facilities are available in the larger village of Peterchurch (3 miles) and at the ever-popular market town of Hay on Wye with its world-renowned annual literacy festival. The cathedral city of Hereford lies approximately 16 miles away and offers an extensive range of shops, restaurants, leisure facilities and a main line train station, together with road links to other parts of the country.

Bage Pool Barn is a beautifully presented and maintained spacious barn conversion, which is set in its own courtyard with stone walling enclosing attractive gardens which all lie to the front of this very impressive property. The living accommodation offers plenty of adaptable space and includes a beautifully fitted kitchen/breakfast room, a very large living area, under floor heating throughout the ground floor, oak joinery and a very impressive master bedroom suite with walk-in dressing room and separate en-suite bathroom. Within the courtyard are a range of useful buildings with a well-conceived self-contained annex, excellent garaging and a very useful and well-equipped home office.

On arrival, a pathway leads to glazed doors that lead into a welcoming and spacious reception hall with a high vaulted ceiling, tiled floor, and plenty of character with exposed brick work, and modern and period timbers. Glazed doors also lead into the main living room which offers plenty of space for entertaining and includes a large stone fireplace at one end with fitted wood burner, exposed timbers, and windows overlooking the gardens. The kitchen/breakfast room is the main hub of the house and again has windows overlooking the gardens, exposed timbering, a tiled floor with under floor heating, a fitted Minerva kitchen with touch open cupboards and drawers, built in dishwasher, one and a half bowl inset sink with Quooker boiling water tap with filtered and sparkling water, full height built in fridge-freezer, and larder cupboard, and an Everhot 110i three oven electric range. The kitchen is well supported by a utility room and a very useful ground floor shower room and side entrance hall that doubles up as a boot room.

From the reception hall an oak staircase leads up to an impressive

galleried landing with exposed timbering, vaulted ceiling, and views over the courtyard at the front. Secondary landings then provide access to a total of five bedrooms, including a guest suite with en-suite shower room, and a very impressive master bedroom suite with plenty of wardrobe space as well as its own luxury bathroom and separate dressing room. The remaining bedrooms are well supported by a well-appointed family bathroom.

Outside

The property is approached from the B4348 initially by a shared driveway and then by its own private entrance and drive which leads to graveled parking and turning area within the private courtyard. Here access can be gained to a double oak framed carport (16' x 16') and an excellent home office (16'3 x 16'). On the opposite corner of the courtyard there is an enclosed garage (16'5 x 8') with double doors to front and a well-designed self-contained and very useful annex/studio with bifold doors to front, fitted kitchen, and ensuite shower room which offers excellent additional accommodation.

The gardens are then enclosed by high stone walling on either side, making the whole area safe and secure. The gardens have been landscaped with a lawned area, interspersed with trees and borders, a large sun terrace to the front of the house and a separate patio and pergola to one side which makes the most of the afternoon and evening sun.

Services and Considerations

Main water, electricity, and private drainage. Air source heat pump and solar panels with battery storage up to 10.4KW capacity for domestic hot water and heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor.

Tenure Freehold

Broadband BT Superfast

Council Tax Band G

EPC rating C 69/74

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.



Beautifully fitted kitchen/breakfast room





Very spacious living area





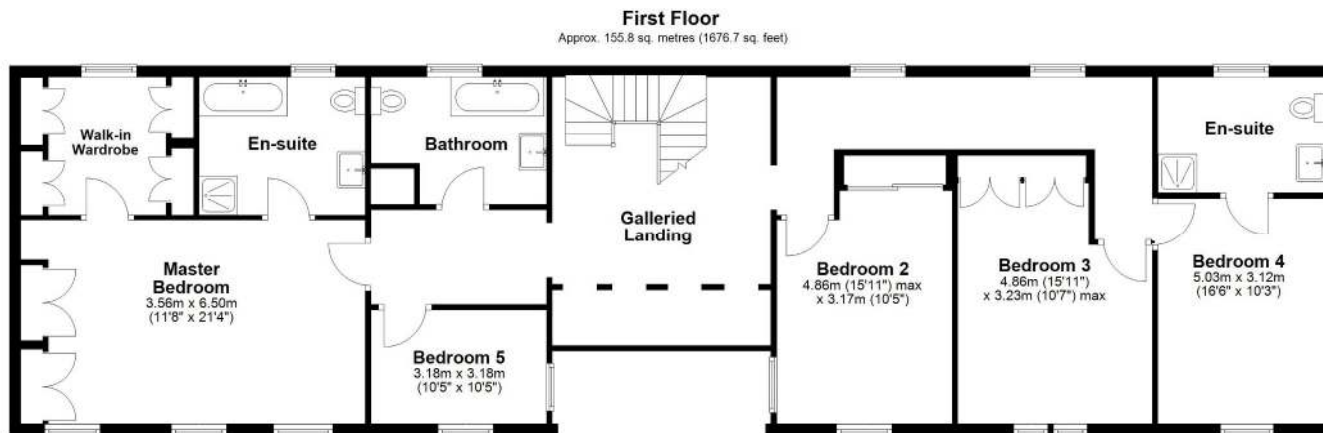
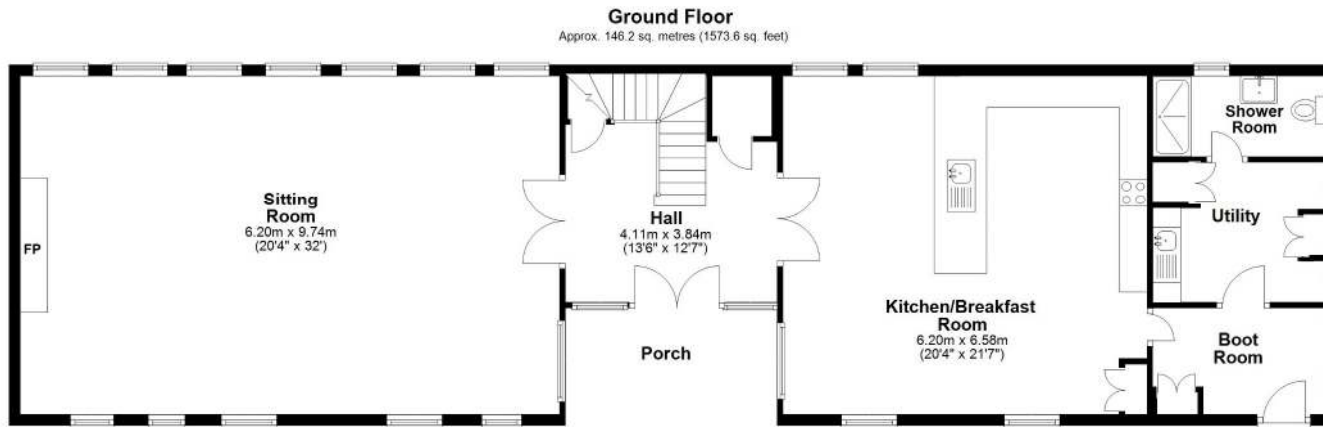
Master bedroom with ensuite and two further bedrooms





Further bedroom with ensuite supported by a family bathroom





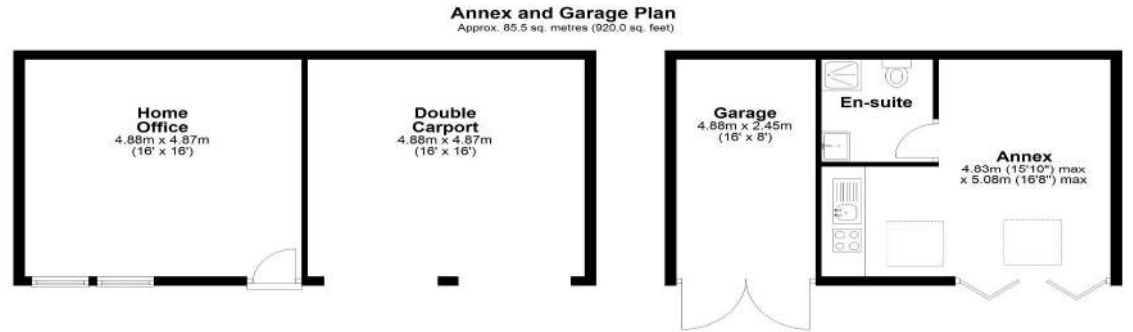
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Directions ///tidal.ripen.implanted

From Hereford take the A465 signposted to Abergavenny and after leaving the city turn right onto the B4349 signposted to Clehonger and Madley. At Clehonger bear left and continue on the B4349 through Kingstone passing the school and at the T-junction turn right onto the B4348 signposted to Peterchurch and Hay on Wye. Continue on this road passing through Peterchurch and Dorstone and after a further ½ mile you will see a cluster of properties known as The Bage and the entrance to Bage Pool Barn will be found on the right-hand side.







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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.

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