



READING ROOM COTTAGE

Byford, HR4 7LD



A delightful Grade II Listed cottage, full of character and charm, located in the heart of the small rural hamlet of Byford, offering comfortable living space throughout, ideal for retirement, a couple or as a holiday retreat.

GUIDE PRICE £299,000



Situation and Description

The very pretty and sought-after village of Byford lies in the heart of the beautiful Wye Valley and is surrounded by open countryside. The village is quietly tucked away and centered around a lovely village church with some fantastic walks right on the doorstep. There are good local services close by, with an excellent farm shop and country store and an award-winning primary school in the nearby village of Staunton on Wye. Further facilities are available at Credenhill and Weobley, with the Cathedral city of Hereford (8 miles) offering a more extensive range of facilities and services along with a main line train station.



Reading Room Cottage is a very comfortable semi-detached property, ideal for a couple, retirement, or as a rural retreat. Full of character and charm, the well-designed accommodation is laid out over two floors and includes a large living room, a kitchen and adjoining breakfast room, and three bedrooms all with views over the village and surrounding countryside with the River Wye just a short distance away.

On arrival a large open porch and front door lead into the main living room, with oak flooring, Dimplex Quantum electric heater, feature fireplace with fitted wood burner, useful understairs storage cupboard, windows on two sides and a glazed door leading to a small, enclosed garden area. Double doors then lead through to the breakfast room with night storage heater, bespoke fitted cupboards, large feature bookcase and window to side. The adjoining kitchen space is well organised and includes a range of fitted cupboards and drawers, wooden working surfaces, a tiled floor, deep fill sink, pantry cupboard, electric cooker and window to the side.

From the living room a staircase leads up to a first-floor landing with very useful fitted triple cupboards to one wall, a night storage heater and access to roof space. There are then three similar sized bedrooms, all with fitted carpets, wall mounted electric heaters and windows with views over the village and surrounding



countryside. The bedrooms are then supported by a good-sized family bathroom which has all the usual fittings including both a bath and separate shower and airing cupboard plumbed for a washing machine.

Outside

The cottage is approached from a small lane and has hard standing at the front with space to park a car. The gardens lie to either side and are small but well designed. On the east side there is an enclosed area with attractive stone walling and yew hedging, patio, raised bed and space for a garden table and chairs. The garden on the west side of the cottage is currently open plan and laid to lawn with stone walling, oak gate and Rowan tree.

Services and Considerations

Mains water and electricity connected. Shared private drainage. Grade II Listed.

Tenure Freehold.

Council Tax Rating D

EPC E 49/85

Mobile Phone and Broadband Coverage

According to Ofcom, outdoor voice and data is available on all networks. Indoor voice and data is network dependent. 5G is not currently available in Byford. Standard and Ultrafast broadband are available in Byford

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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.





Main living room, breakfast room and adjoining kitchen





Three bedrooms with supporting bathroom





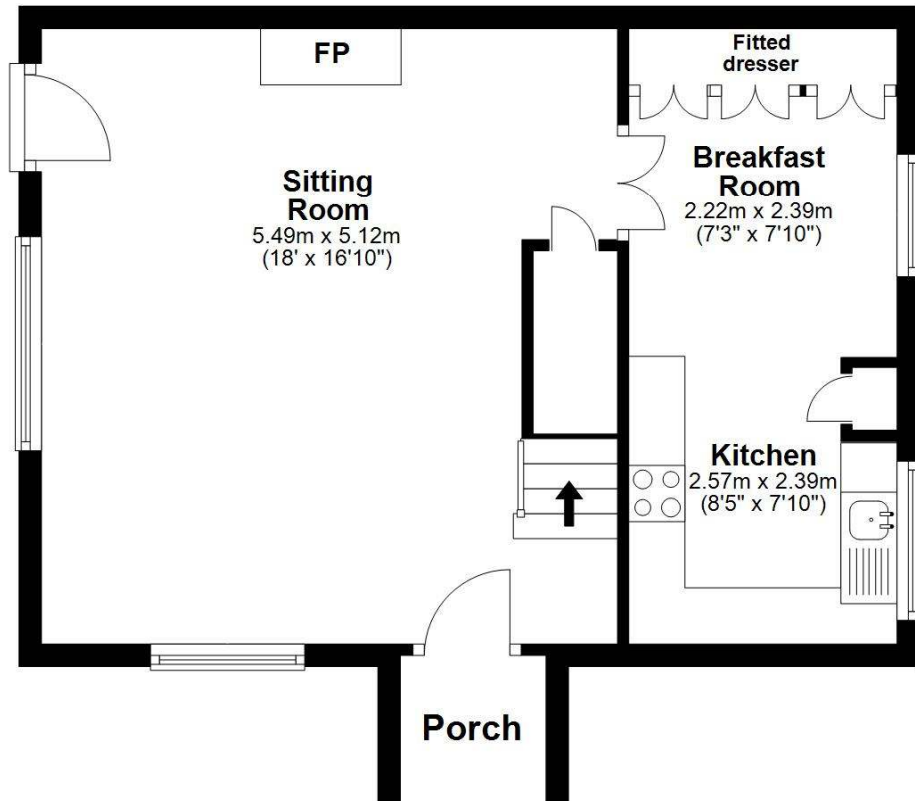
Directions

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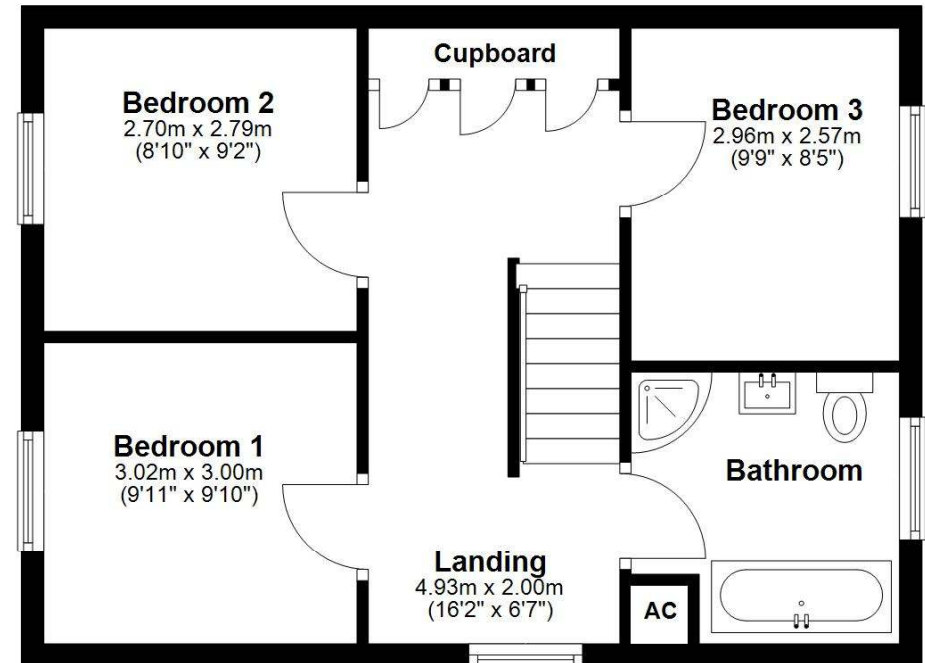
From Hereford take the A438 signposted towards Brecon and continue for approximately 8 miles. Turn left as signposted into Byford and proceed past the church and bear left at the bottom of the hill. Reading Room Cottage is then the third property on the right-hand side.



Ground Floor



First Floor



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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