



BYE CROSS COTTAGE  
Moccas, Hereford, HR2 9LJ





In a quiet rural setting, a deceptively spacious detached property, with south facing gardens, an excellent detached studio/workshop, and a small section of fishing rights on the beautiful River Wye.

**Offers over £535,000**

#### **Situation and description**

Bye Cross Cottage lies in a delightful rural location between the small villages of Moccas and Preston-on-Wye in the heart of the beautiful Wye Valley. Between them the villages include two churches, two community centres and a popular pub. More extensive facilities can be found at the large village of Madley and at the cathedral city of Hereford (10 miles) which has a mainline train station. The cottage is set in private south facing gardens with only one immediate neighbour and lies just a stone's throw from the beautiful river Wye, with its own small stretch of riverbank and fishing rights.

This versatile property has been updated and improved by the current owners and offers versatile and adaptable living space with five bedrooms laid out over two floors. Double glazed throughout and with a combination of oil-fired central heating supported by solar panels and a large solar battery, we understand the property is economical to run and includes an EV car charger. The kitchen, living space is spacious and at the rear there is a large area of covered decking with a sunny and very private aspect.

On arrival a large, enclosed porch leads to the entrance hall with an attractive oak herringbone floor and doors to a useful ground floor shower room and separate cloakroom. The lounge lies to the rear of the house and has oak herringbone flooring, as well as a decorative fireplace and double-glazed

windows and doors leading out to a patio and overlooking the gardens. A well-appointed kitchen includes granite working surfaces along with plenty of cupboard space as well as an oil-fired Rayburn, deep fill sink and AEG 4 ring hob with oven below. The kitchen then opens into a large and spacious dining/living room with windows on three sides, as well as doors leading out to the side and rear. A good-sized double bedroom with built in wardrobes then completes the ground floor accommodation and lies opposite the useful shower room.

From the entrance hall an open tread staircase leads up to the first floor where there are four further individual bedrooms supported by a bathroom. The bedrooms all have differing views over the gardens or adjoining land with one enjoying glimpses of the river. Throughout the house there are useful storage areas including under eaves storage on the first floor.

#### **Outside**

The property is approached from a small and quiet country lane by its own tarmac driveway which provides ample parking including a covered parking space with EV charging point. To one side there is a small garden area laid to lawn and double gates from the drive lead through to the side of the house offering additional parking space when required. Steps then lead up to an excellent detached studio/workshop, which is light and spacious and an ideal place to work. It includes a concrete floor, double glazed windows on three sides and an electric heater and measures (21'8 X 15'7). Close by is a very useful garden store (16' x 8') which houses a large Myenergi solar storage battery which supplements the heating in the house.

The rear gardens are then very private and laid mainly to lawn interspersed with shrubs and plants as well as being well enclosed by mature hedging. To the rear of the house covered decking and a patio make the most of the southerly outlook and offer a quiet place to sit and relax. A gate then leads into a small orchard area, with fruit trees and a useful storage unit with power and lighting which offers home office potential.

#### **Services and Considerations**

Mains electricity and water  
Private drainage  
Oil fired and electric heating  
Tenure freehold  
Council Tax Rating E  
EPC E 42/82  
Broadband **TBC**  
Mobile Coverage **TBC**

#### **Agents note:**

The property lies close to the River Wye and on rare occasions we understand the gardens have had standing water for short periods of time. However, we are advised the house itself has not been affected.

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.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.







Entrance hall / porch / sitting room / ground floor double bedroom















Three of the four bedrooms with supporting bathroom

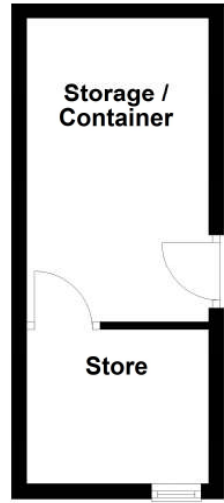




## Outside



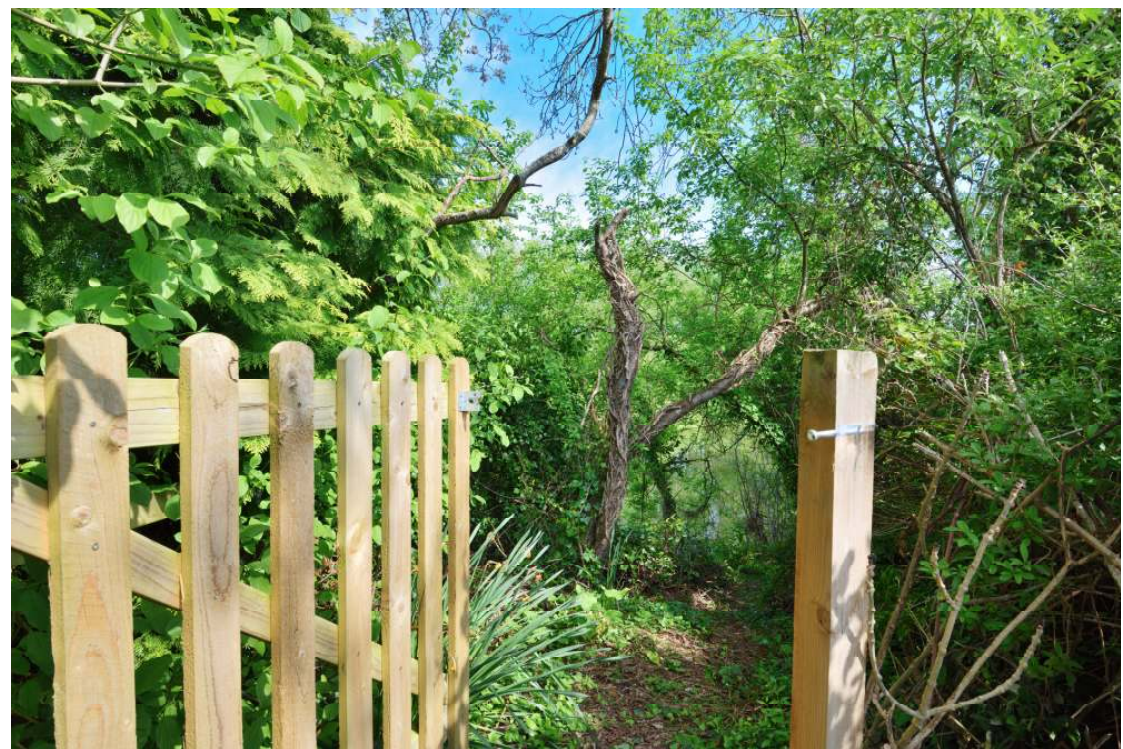
**Outbuilding**  
3.63m x 2.62m  
(11'11" x 8'7")



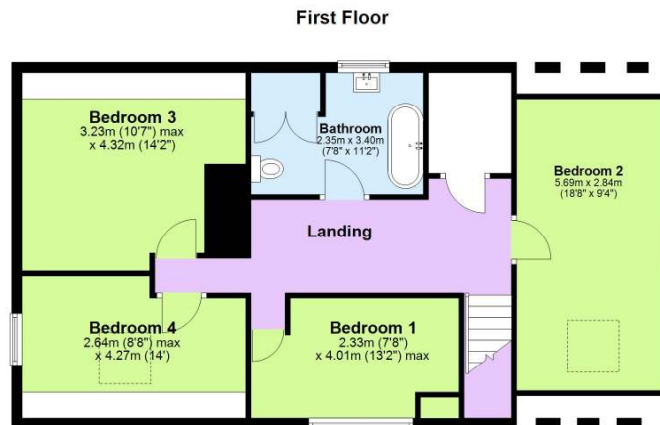
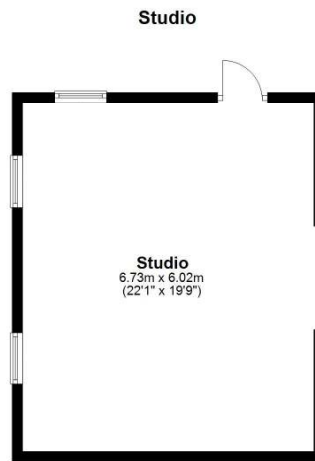
Total area: approx. 24.1 sq. metres (258.9 sq. feet)

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

Plan produced using PlanUp.







Total area: approx. 214.5 sq. metres (2309.2 sq. feet)  
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Plan produced using PlanUp.



## Directions

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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 Bye Cross Cottage will be found on the left-hand side.

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