

Hurstwood Cottage and Bowling Green Cottage, Winforton, HR3 6EB
For sale by Informal Tender Guide Price £550,000
Best offers invited by 12 noon Friday 30th May



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Council Tax Band: Hurstwood Cottage D Bowling Green Cottage A

A beautifully private setting with no close neighbours, far-reaching views, and two homes offering flexible multi generational living or income, set in just under an acre. Additional land may be available by separate negotiation. Informal tender best offers by 30th May 12 noon, unless sold previously.

SITUATION AND DESCRIPTION

This unique home lies in one of the most scenic parts of west Herefordshire, close to the Welsh border. Set at the end of a long private track and surrounded by open farmland, the property enjoys complete peace and privacy, with views in every direction and no close neighbours. Despite the idyllic rural position, it's surprisingly well connected — the popular village of Eardisley is just 3 miles away, offering a primary school, shop, pub, café, church and bus services.

The world-renowned market town of Hay-on-Wye, just 7 miles away, is the cultural heart of the area and famous for its bookshops, independent shops, weekly markets, and the internationally acclaimed Hay Festival. It also offers a wide range of cafés, restaurants and riverside walks. For those who enjoy the outdoors, the area is a paradise with walking, wild swimming, kayaking, horse riding, and cycling all easily accessible. The Black Mountains and Brecon Beacons National Park are within striking distance, as are Offa's Dyke Path and the River Wye.

There is a wide choice of schooling nearby, primary schools in Eardisley, Clifford and Kington; and secondary schooling at Lady Hawkins in Kington, Fairfield High School in Peterchurch, and further afield in Hereford. Independent options include Hereford Cathedral School, Lucton School and Christ College Brecon. Healthcare is available via nearby surgeries in Kington and Hay, and the hospitals in Hereford and Brecon. Railway stations at Hereford and Leominster link to Birmingham, Cardiff and London.

The combination of setting, views, flexibility and easy access to services makes this a rare opportunity to live in one of the most unspoilt corners of the Welsh Marches.

THE PROPERTY

The main cottage is full of charm and has been recently upgraded and redecorated, including a new roof, refreshed interiors, ground floor shower room and practical improvements throughout. It offers three bedrooms (one with bathroom room en-suite,

and one cloakroom ensuite), a separate dining room, a welcoming sitting room with fireplace, and a conservatory overlooking the garden. The kitchen currently has many free standing units (included), offering purchasers the opportunity to refit to their specification if required, with a useful utility room off, and views of the Black mountains while stood at the kitchen sink!

Across a short pathway sits the detached annexe, which offers self-contained accommodation ideal for letting, home working or multi-generational living. There is a ground floor bedroom, a dining room/occasional bedroom, a shower room, kitchen and living room. Upstairs, a vast multi-use space provides superb potential for hobbies, a studio, office, or extra bedrooms (subject to any necessary consents).

Outside, the plot which extends to .9 acres TBV and includes beautiful, level gardens with expansive lawns, a pond, vegetable beds, flower borders, and various outbuildings including a greenhouse and timber sheds. The former bowling green lawn is a lovely feature. There is plenty of scope for self-sufficiency, relaxation or further development.

AGENTS NOTES

Additional land may be available by separate negotiation (under different ownership), offering further possibilities for those with equestrian or smallholding ambitions. Please ask the agents for further information.

LOCAL AUTHORITY

Council Tax Band D Hurstwood Cottage and Band A Bowling Green Cottage (annexe)



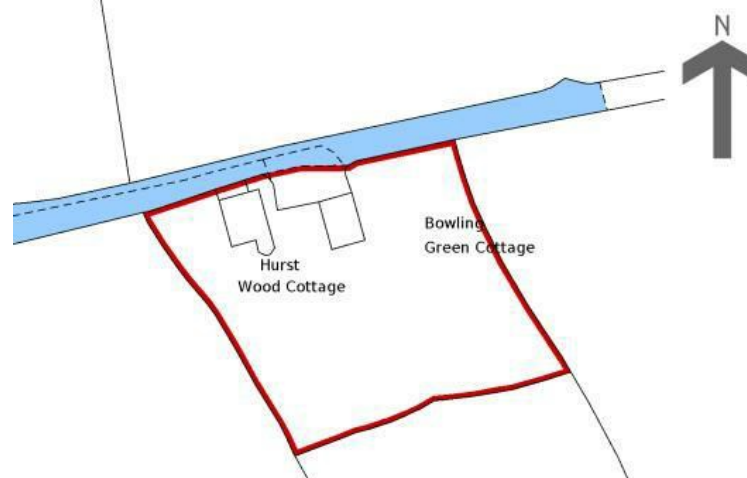








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



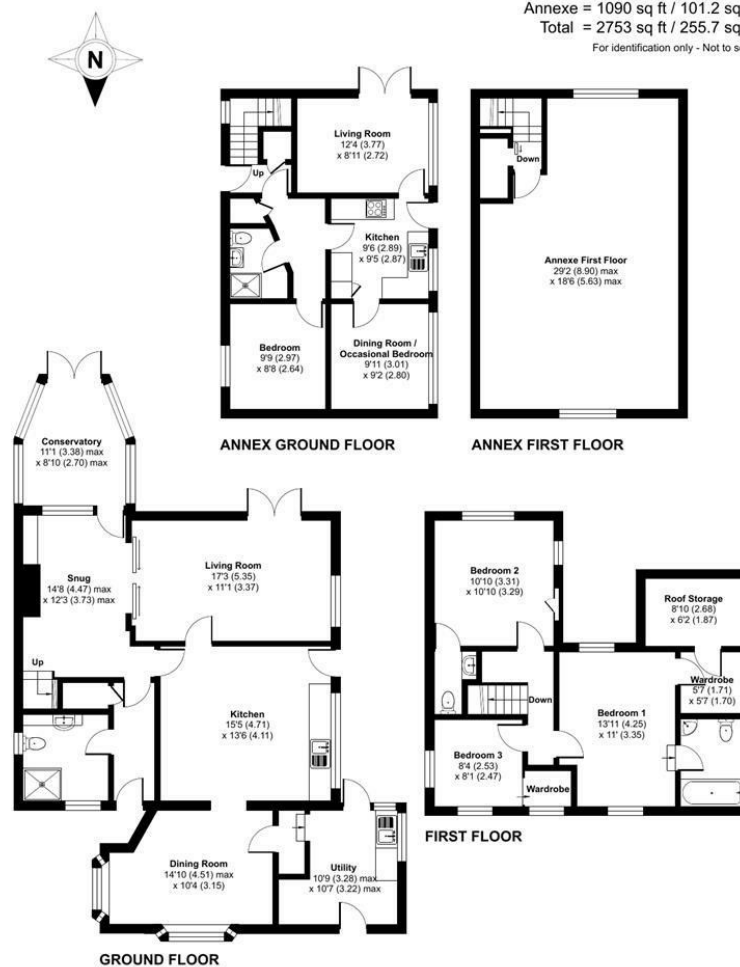
Winforton, Hereford, HR3

Approximate Area = 1663 sq ft / 154.4 sq m

Annexe = 1090 sq ft / 101.2 sq m

Total = 2753 sq ft / 255.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Character & Country. REF: 1281511



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- **For Sale by Informal Tender closing Friday 30th May 12 noon (unless sold previously)**
- **Detached 3-bedroom character cottage, fully upgraded and redecorated. New roof recently fitted to the main house**
- **Separate detached annexe – ideal for letting, multi-generational living or home office**
- **Total tranquillity – no near neighbours, end of a long track**
- **Beautiful, level gardens with pond, outbuildings and former bowling green lawn extending to , .9 acres TBV**
- **Conservatory, cosy reception rooms and updated kitchen**
- **Large multi-use room with separate access above the annexe ideal as a studio, for hobbies or workspace**
- **Glorious views of the Black Mountains and Wye Valley**
- **About 3 miles to Eardisley, 7 miles Hay-on-Wye, 15 miles Hereford**
- **Additional land may be available by separate negotiation (under different ownership)**