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## Willersley Cottage, Willersley, Herefordshire HR3 6EE

*'Set in North West Herefordshire, between the City and Hay-On-Wye, an historic cottage with inspired extensions all culminating in the creation of an exceptional, character residence featuring five generous bedrooms with beams throughout'*

**£700,000 (Freehold)**

Residential Sales and Lettings

# Willersley Cottage, Willersley, Herefordshire HR3 6EE

## LOCATION

Willersley is a hamlet straddling the A438 between the Cathedral City of Hereford and the historic border town of Hay-On-Wye. The neighbouring villages of Eardisley, Winforton, Whitney-On-Wye and Staunton-On-Wye combined offer a variety of everyday amenities and facilities with a wider range of needs being met by those offered in Hereford, Hay-On-Wye and Kington which is to the north. The village is located in glorious north west Herefordshire countryside

## DESCRIPTION

Willersley Cottage is an appealing residence with the original being an historic timber framed cottage under a diminishing stone tile roof. Additions have been formed to complement the original and there are a wealth of beams throughout. An oil fired central heating system is installed, windows are double glazed and the impressive level of ground floor accommodation to include a fine kitchen/breakfast room, sitting room and splendid open plan dining and family room with ancillary accommodations is complemented with five bedrooms over, two of which have en-suite facilities. The property has a driveway, detached out-building including a garage and workshop together with extensive mature gardens. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Enclosed Stone Entrance Porch

1.55m (5'1) x 1.52m (5'0)

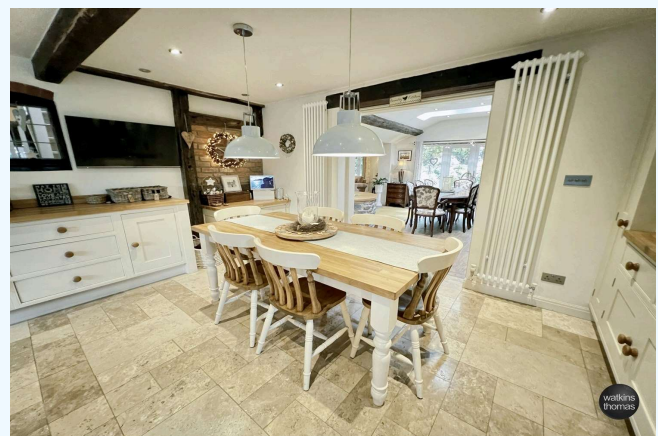
With a pitched roof, feature double glazed high level window and door with double glazed upper panels with double glazed panels to the side and a leaded double glazed window to the side. Tiled floor and with a door with glazed upper panels to:



#### Kitchen/Breakfast Room

6.63m (21'9) x 4.5m (14'9)

With a double glazed window to the front, exposed ceiling and wall beams and exposed brickwork to part of one wall. A bespoke kitchen fitted and created by Russell and Alexander to include an extensive range of soft close base cupboard and drawer units, wood block working surface over, wood block upstand and with counter to ceiling, range of shelved cupboards, built-in fridge unit, built-in freezer, a range of Neff ovens and grill, double width bowl stainless steel sink unit with mixer tap, Neff hob with glass splash back and cooker hood over and island with soft close doors, power points and breakfast bar with wood block working surfaces over, together with travertine flooring. A further range of built-in units including tall cupboard and drawer units with central tall cupboard with a pair of concertina folding glass doors to glass cabinets. Contemporary style radiator, sunken ceiling lights and with door to the entrance hall and a 5' wide opening leads through to:



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### The Fine Open Plan Family Dining Room

8.66m (28'5) x 4.52m (14'10) (Overall)

Which in parts comprises:



### Dining Area

4.27m (14') x 3.84m (12'7)

With a pair of double glazed French doors opening to and overlooking the rear garden with adjacent double glazed windows, ceiling timbers, four velux roof lights, numerous wall light points, radiator and with a feature well with decorative timber surround and with stone effect ceramic floor tiles, sunken ceiling lights and a 7' wide opening leads through to:

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### The Family Room

4.42m (14'6") x 4.27m (14'0")

With a double glazed picture window opening to and overlooking the rear garden, part exposed wall timbers, two substantial ceiling beams, fireplace with wood burning stove, large timber beam over with brick surround and tiled hearth. A continuation of the wood effect ceramic tiled floor, radiator and timber window sill together with sunken ceiling lights and wall light points on dimmer switches. Door to inner lobby.



### The Splendid Character Study/Hall

5.49m (18'0") x 3.07m (10'1")

With a wealth of exposed ceiling timbers, exposed timber uprights and splendid exposed wall timbers, double glazed window to the front with ornate surround and window seat, timber flooring, radiator, wall light points, stairway to the first floor and with a fitted wood burning stove on a flag stone hearth. Door to the inner hall and with a 3'6" wide door to:



### The Sitting Room

6.1m (20'0") x 4.17m (13'8")

An exceptionally comfortable room with character and charm and boasting a wealth of wall and ceiling timbers, uprights and having a double glazed window to the front, double glazed window with a deep sill to the side, an area of exposed stone walling, exposed historic wattle and daub panel and a later wattle and daub panel. Radiator and with a stone fire surround with large beam over and wood burning stove.



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### The Inner Hall

2.31m (7'7) x 1.7m (5'7)

With tiled floor, door to drawing room, door to utility room, meter cupboard, radiator and door to:

### The Cloakroom

2.13m (7'0) x .84m (2'9)

With white suite comprising low level wc, wall hung wash basin, radiator, part tiled walls and sunken ceiling lights together with tiled floor.

### The Utility Room

4.14m (13'7) x 1.93m (6'4)

With a double glazed window to the rear, double glazed door to the side, sunken ceiling lights and along the length of one wall there are base cupboard units with wood block working surfaces over and a wood block upstand. Recess for an American style fridge, a further section of wood block working surface with single bowl and mixer tap, recess with plumbing for washing machine, floor mounted oil fired boiler providing central heating and domestic hot water, wall mounted central heating control clock and cupboard in which is housed the pressurized Mega Heatrae Sadia boiler.



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### ON THE FIRST FLOOR:

#### Landing

Approached over a dog-leg staircase with wooden nosing to steps and with a velux roof light, access hatch to loft storage space, panelling and exposed wall timbers, feature wooden flooring, heavy cut beam and with radiator and doors to the bathroom and bedrooms which have Suffolk latch handles.

#### Bedroom 1

4.22m (13'10") x 4.14m (13'7")

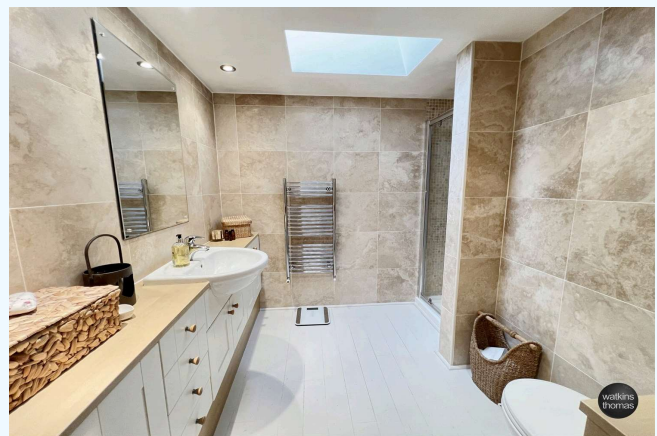
With a 7'9" ceiling height and having a pair of French doors with adjacent double glazed windows which open to the balcony. Feature exposed ceiling timbers and radiator. Along one wall there are three tall sets of wardrobe units including two double and two single sections with a shelf and drawer units below. Door to:



#### Shower Room

2.18m (7'2") x 1.88m (6'2") (plus recess)

Beautifully appointed and with travertine limestone tiled walls, mosaic tiled shower recess with twin headed thermostatically controlled shower unit, wash basin with mixer tap and cupboards below together with low level wc. Built-in drawer and cupboard units, velux roof light, sunken ceiling lights and extractor unit.



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### Bedroom 2

4.52m (14'10") x 4.42m (14'6")

With a double glazed window to the side, sunken ceiling lights, double glazed dormer window area and having two radiators, built-in wardrobe cupboard, further half height double and single cupboard and with doors to a deep store cupboard and door to:



### En-Suite Bathroom

3m (9'10") x 2.03m (6'8")

With feature tiled walls, tiled floors and bath/shower with thermostatically controlled shower unit, further shower head to taps, low level wc and range of built-in base cupboards with roll edged surfaces over. Sink unit with mixer tap, low level double glazed window and radiator.

### Bedroom 3

4.11m (13'6") x 3.38m (11'1")

With double glazed windows to two aspects including a view across fields to the front, substantial wall timber, purlin, deep wall timbers, radiator, sunken ceiling lights and access hatch to loft space.

### Bedroom 4

3.18m (10'5") x 3m (9'10")

With a double glazed window at the front, exposed wall timbers, large exposed beam, sunken ceiling lights and radiator.



### Bedroom 5

3.2m (10'6") x 2.34m (7'8")

With a double glazed window to the side, sunken ceiling lights, area of exposed stonework. beam over window, wide timber sill and radiator.

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### Bathroom

3.35m (11'0) x 1.85m (6'1)

With a double glazed window overlooking the rear garden and with suite comprising Jacuzzi bath with mixer tap and shower head, shower cubicle with thermostatically controlled shower unit, moulded wash basin with mixer tap and low level wc. Sunken ceiling lights, luxuriously tiled walls, tiled floor and radiator. Extractor vent.



### OUTSIDE:

A stone driveway approached off the main road provides parking and a CAR PORT (10'10 x 10'9) adjacent to which there is a GARAGE BLOCK (16'3 x 9'7) with up and over door to the front with a personal door which leads to a WORKSHOP area (8'1 x 16'6) overall, over which there is a STORAGE LOFT (18'3 x 9'9 to purlins approximately) and a LEAN-TO WOOD STORE. The boundary at the front of the residence is a low brick wall beyond this there is a public maintained highway area with a Laurel hedge.

Access to the rear garden is through a brick wall with brick pillars and infilled with stonework in which there is a gate. The rear garden is wide and long and comprises an excellent sun terrace/patio area of contoured paving stones with cobble edging. There is a seating area under the first floor balcony and a concealed oil storage tank. Boundaries are deep and established, there is an ornamental pond with Lily's, a jacuzzi area with outside tap and the property also has the benefit of outside lighting. Three steps from the upper lawn lead to the lower lawn which is again laid out in an irregular shape with deep well stocked beds and borders and which boasts a number of mature trees. Within the garden there is a SUMMERHOUSE (12'7 x 8'7) up five steps and is approached through a pair of doors and with a decked roped area at the front.





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### COUNCIL TAX BAND F

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

The agents were informed that four years ago the property flooded when water entered the property from the rear. In the intervening period the garden areas have been raised as has the floor level and flood defences have been installed.

### SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is to a private system. There are fifteen solar panels on the roof providing electricity on a 'feed-in tariff'. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From Hereford proceed west along Whitecross Road and at the roundabout take the first exit onto the A438. Continue through the countryside and after 10 miles turn towards Willersley, continuing on the A438. After approximately 0.1 of a mile Willersley Cottage will be identified on the left hand side.

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### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

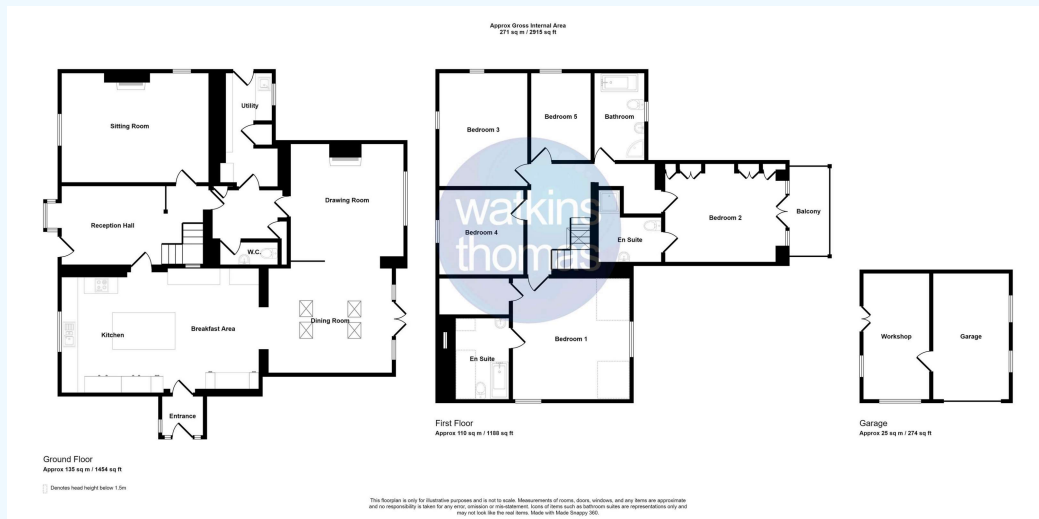
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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