



Corner House, Abbeydore, Herefordshire, HR2 0AJ





**Corner House,  
Abbeydore  
Herefordshire  
HR2 0AJ**

#### Summary of features

- Rural location
- Attached 4 bed house
- Countryside views
- Spacious accommodation
- A beautifully presented country home
- Modern décor throughout

**Asking price £410,000**

#### Description

A spacious and modern converted 4 bedroom property, set in the idyllic countryside and a stone's throw away from the popular village of Eways Harold. This charming and characterful property has been tastefully modernised, while still capturing the features of the original workhouse for Dore Abbey. Flooded by natural light, the property boasts a large sitting room and a brilliant open plan kitchen/dining area. There are numerous beautiful countryside walks and cycle routes from the doorstep. We encourage potential buyers to view ASAP to avoid missing out!

#### Situation

Corner House forms part of a small rural complex consisting of private houses and apartments. Although the address suggests Abbeydore, the property can be found in the small rural Hamlet of Bacton which is just a few miles from Abbeydore, some 11 miles South-West of Hereford. The popular village of Eways Harold is approximately 4 miles away and includes amenities such as, two butchers, church, shop, village hall, primary school and doctor surgery. Hay on Wye, Abergavenny and Ross-on-Wye are all within easy reach and are lovely places to explore.

#### Accommodation

Accommodation comprises: Entrance Hall – Kitchen/Diner – Living Room – Utility – Bedroom 4/Study – Landing – 3 Double Bedrooms – En-suite Shower Room and Family Bathroom.

#### Entrance hall

Which leads to all principle ground floor rooms and gives access to the first floor accommodation.

#### Kitchen/diner

With feature wood burner and double doors leading to the rear garden. The Kitchen is fitted with matching base units and a central island with

breakfast area. The dining space is a great area for entertaining.

#### Utility/WC

Which is adjacent to the kitchen and provides additional storage space. A door leads to the front of the property out onto the parking space. The WC is fitted with a toilet and wash hand basin.

#### Bedroom 4/Study

Currently being used as the fourth bedroom and has a window to the rear garden. The room itself could be utilized in various ways.

#### Living room

A large room with feature wood burner and patio doors leading to the garden with views over the countryside. Two windows look out onto the side of the property and with a South West facing aspect, this room is filled with natural light.

#### First Floor

#### Landing

With two windows overlooking the front of the property.

#### Bedroom 1

A spacious bedroom with windows overlooking the countryside and built in wardrobes.

#### En-suite shower room

With three piece suite to include, shower, toilet and wash hand basin.

#### Bedroom 2

Another brilliant double bedroom with a window overlooking the countryside.

#### Bedroom 3

Which is a double bedroom and a window to the side of the property.

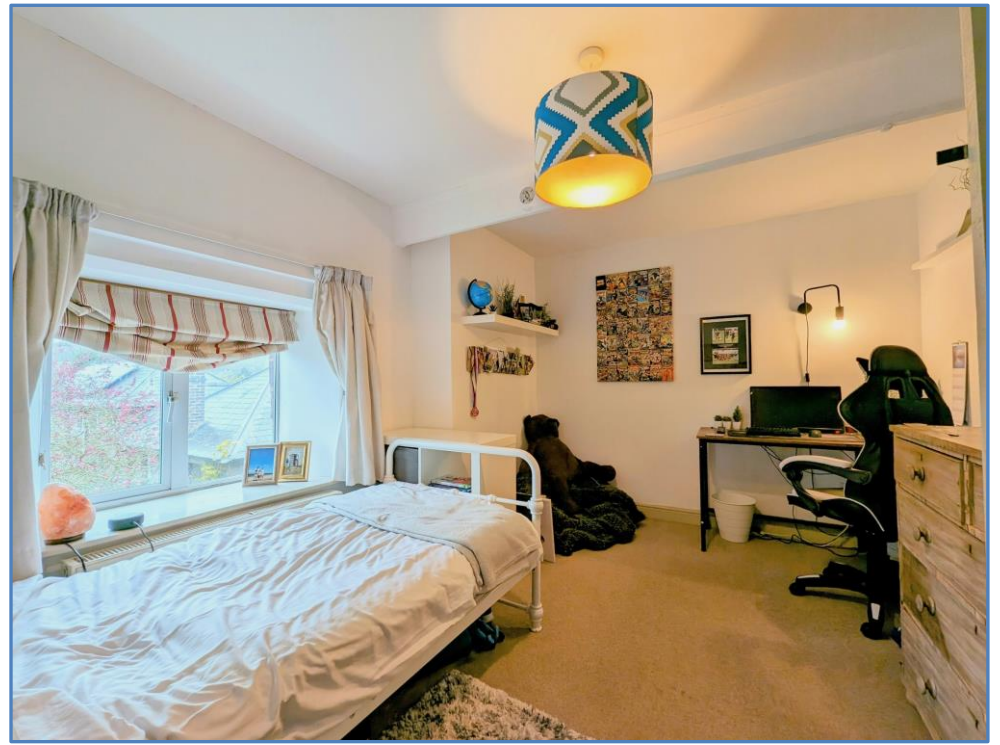
#### Family bathroom

Which has been tastefully decorated and fitted with a modern three piece to include, bath, toilet and wash hand basin.











### Outside:

The property is approached via the private driveway which provides parking for a single vehicle. Additional parking could be created to the front of the property. The garden can be accessed via the kitchen or living room and looks out onto the wonderful countryside. Two patio's to the side and rear of the property provide ideal space for entertaining. The decking area towards the bottom of the garden is a peaceful spot to enjoy the views and soak in the sunshine.

### Services:

Mains electric and water are connected to the property. The property has private drainage and is supplied with oil fired central heating. Herefordshire council tax band - C.

### Tenure:

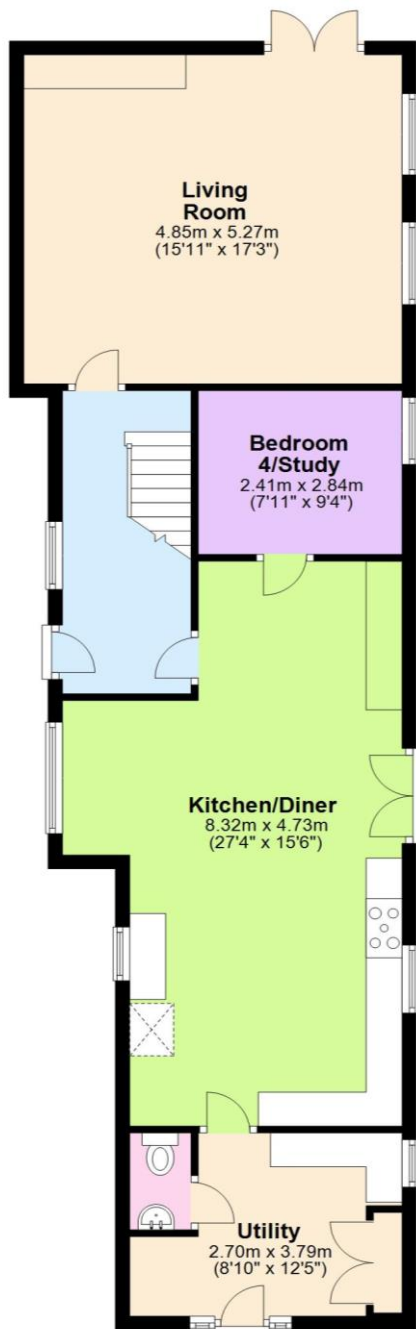
Freehold.

### Directions:

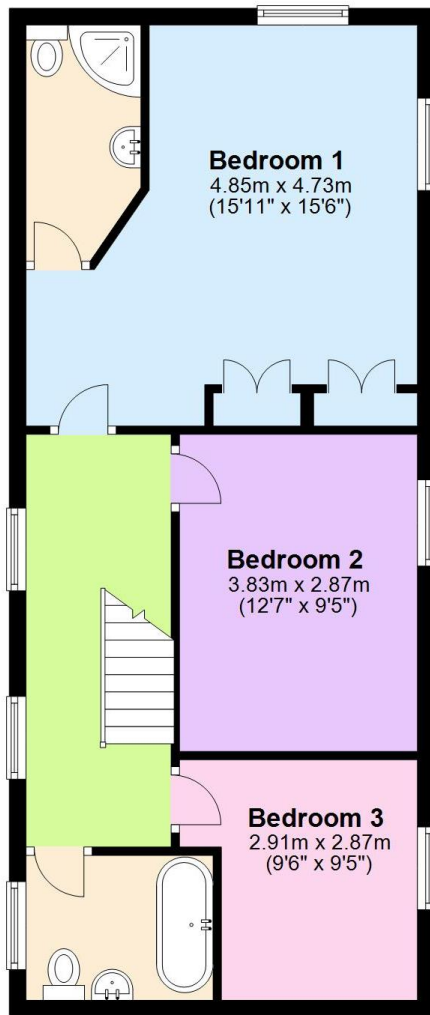
Leave Hereford on Belmont Road turning right for Clehonger and then left for Kingstone. Proceed past Kingstone School and at the junction turn right on to the B4348. Proceed, passing a turning for Kerrys Gate ( also access from this direction). At The Croft turn left for Bacton and Abbeydore onto the B4347. Proceed passing Gwatkin Cider on your right. Turn left for Kerrys Gate and on the sharp left bend turn right and the property can then be found shortly after on the right hand side.



**Ground Floor**



**First Floor**



**rightmove**  
find your happy

**Zoopla.co.uk**  
Smarter property search



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

**Sunderlands Hereford Branch**  
Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: hereford@sunderlands.co.uk

**Hay-on-Wye Branch**  
3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.