



Trilloes House Farm, Bolstone Lane,
Little Dewchurch, Herefordshire, HR2 6PS

 **Sunderlands**
Residential Rural Commercial



Trilloes House Farm
Bolstone Lane
Little Dewchurch
Herefordshire
HR2 6PS

Summary of features

- Rural location bordering Area of Outstanding Natural Beauty
- 27 acres of pasture / woodland and useful range of outbuildings
- 1 bedroom fully self-contained detached Annex
- Character fully modernised extended accommodation
- Many traditional features
- Peace and privacy of the sought-after lower Wye Valley

Asking price £1,100,000

Description

An extremely well extended, spacious detached stone cottage having southerly aspect over open countryside. Well planned, fully modernised accommodation throughout retaining an abundance of character including exposed stonewalls and exposed timbering to walls and ceilings. All principal rooms have a southerly outlook over its own land. Trilloes Farm also has the benefit of a detached, one-bedroom, spacious Annexe with self-contained accommodation.

Situation

Trilloes House Farm is situated in an outstanding rural location in the beautiful Lower Wye Valley. The Village of Little Dewchurch being approximately 1 mile distant, the Cathedral City of Hereford approximately 6 miles and the Market Town of Ross-on-Wye with its M50 motorway links approximately 9 miles.

Accommodation

The accommodation has full central heating, double glazing, many character features and is in first class, well-maintained, condition throughout.

Ground Floor
Reception Hall

Sitting Room 7.26m x 3.70m (23'10" x 12'2")

Dining Room 4.62m x 2.84m (15'2" x 9'4")

Study Area

Fully Fitted Kitchen 5.28m x 3.60m (17'4" x 11'10")

Utility Room

Cloakroom

Separate WC

First Floor
Landing

Master Bedroom with En Suite Bathroom 5.25m x 3.28m (17'3" x 10'9")

Bedroom 2 3.93m x 3.44m (12'11" x 11'3")

Bedroom 3 3.44m x 2.78m (11'3" x 9'1")

Bedroom 4 3.03m x 2.365m (9'11" x 7'9")

Family Bathroom

Outside

The property is approached by a long newly constructed tarmac driveway leading to a spacious stoned hard surface parking area. The driveway bisects very well-maintained landscaped gardens, predominantly laid to lawn with a number of maturing trees, shrubs and a natural pond on the lower level which feeds into the local brook. Beyond the gardens are a further range of outbuildings comprising a timber Frame open **Garaging (5.735m x 5.7m)** adjoining **Storeroom, Kennel and Dog Run**, large timber frame **Workshop (9.32m x 6.57m)**, open **Stabling (8.48m x 6.75m)** with adjoining **Pole Barns**. All the buildings having water and power.

The Land

The land is identified on the attached plan, being principally laid to pasture. The woodland comprises OS 4016 and adjoining Part OS 6938 being approximately 5.5 acres of the 27 acres of land available, the balance of land being 21.5 acres in various well fenced parcels of productive pasture land. The land is registered for Entitlements.

The Annex (Little Trilloes)

Living Room / Kitchen 7.25m x 3.40m (23'11" x 11'2")

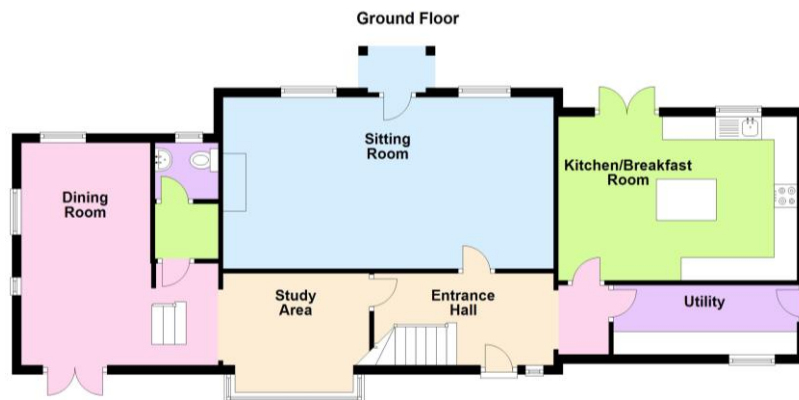
Bedroom 5.05m x 2.93m (16'7" x 9'7")

Bathroom with WC 2.27m x 2.10m (7'5" x 6'11")









Council Tax

Trilloes Farm – Band G

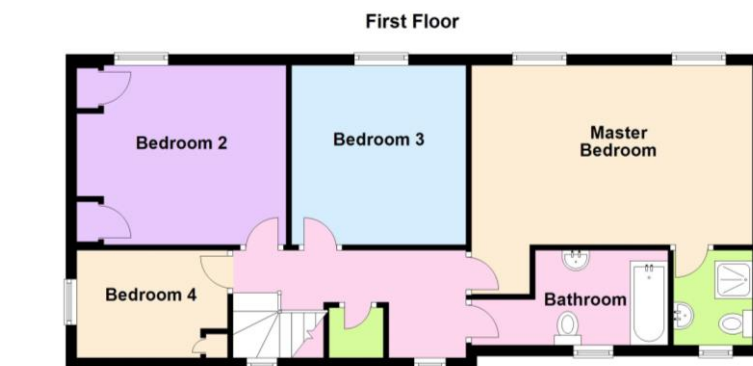
The Annexe – Band A

Services

Mains electricity; private water supply; septic tank drainage; central heating to both House and Annex are provided by LPG boilers supplied from LPG tank at the rear of the main house.

Directions

Leave Hereford travelling south on the A49 Ross Road. At the Broadleys Public House turn left and then turn right at the mini roundabout onto Hoarwithy Road. Continue along this road into the Village of Little Dewchurch, taking the first turning left to Bolstone. Follow this road for just under 1 mile and Trilloes House Farm can be found on the right-hand side identified by the Trilloes House signs at the end of the Drive.



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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		51	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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.

