



Priory Cottage, Clifford, Hereford, Herefordshire HR3 5HF



**Sunderlands**

Residential Rural Commercial





**Priory Cottage**  
**Clifford**  
**Hereford**  
**Herefordshire**  
**HR3 5HF**

Summary of features

- A charming detached cottage
- Highly desired location close to Hay-on-Wye
- Extensive and beautifully presented accommodation
- Two driveways with two garages

**Hay-on-Wye 3½ miles**  
**Brecon 17 miles**  
**Hereford 22 miles**

**Description**

Priory Cottage is a delightful cottage found in the highly desired settlement of Priory Wood in Clifford parish, close to Hay-on-Wye. The cottage has been extended from its origins to provide three reception rooms, a large L-shape kitchen with an Aga and a separate utility room. There are four double bedrooms, two en-suite bathrooms all of which are well appointed with an abundance of character and generously proportioned.

**Location**

Clifford is found approximately 3½ miles to the north-east of Hay-on-Wye, nestled above the Wye Valley. Clifford benefits from its own primary school, church and community centre. The property is in the catchment area for the popular secondary education Fairfield High School in Peterchurch which is very well regarded.

The main services and facilities can be found in Hay-on-Wye, renowned as a tourist destination and as the "town of books" for its excellent range of second-hand book and antique shops. Hay-on-Wye also has a medical practice, two dental surgeries, a supermarket and a primary school.

A more extensive range of services can be found in Kington approx 16 miles, Brecon 17 miles and Hereford 22 miles. The nearest rail links are found in Hereford and Abergavenny.

**Accommodation**

Entering through the front door into the hallway with a cloakroom WC and a door to the dining room with a window to the front, a cupboard and shelving. The sitting room has a large inglenook fireplace with a stove, bay window to the front and double doors another dining room.

The kitchen is L-shaped with double doors and windows to the side and front, ample work (stone or wood) surfaces with fitted kitchen units, an Aga, electric hob and oven, plumbing for a dishwasher and fridge, under stairs cupboard and a door into the utility room. A doors for the utility links into the side hall with a door to the integral garage and stairs to the first floor.

The first floor can be accessed from two staircases with one bedroom suite being self-contained with a dressing area, bathroom with a separate shower cubicle and a balcony looking out to the view. The main bedroom is exceptional with three windows and a door to a beautifully appointed bathroom with a large shower cubicle, freestanding bath, WC, inset, wash basin and cupboard storage. A further bathroom serves two more bedrooms.









## Outside

Approaching from the village lane into the front drive with hedge boundaries to the front and rear, interspersed trees and floral borders either side of the tarmac driveway with level lawns and a parking/ turning area. To the front is a double garage with power, lighting and a door to the rear. To the rear is a second driveway laid to gravel with a five-bar gate onto the lane and a second garage building with one single garland and a further carport. A path leads along the front of the house to a sun terrace with views over the valley and beyond.

## Tenure

Freehold with vacant possession upon completion.

## Services

We are advised that the property is connected to mains water, mains electricity and private drainage. Please note the services or service installations have not been tested.

## Council Tax Band

Band "E" Herefordshire Council.

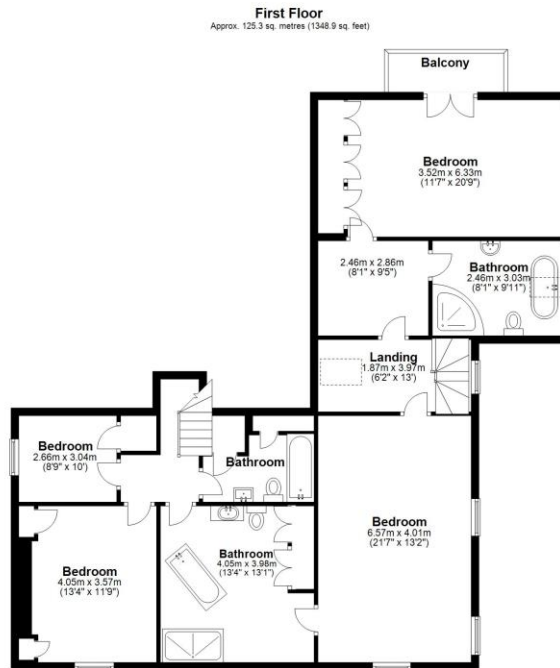
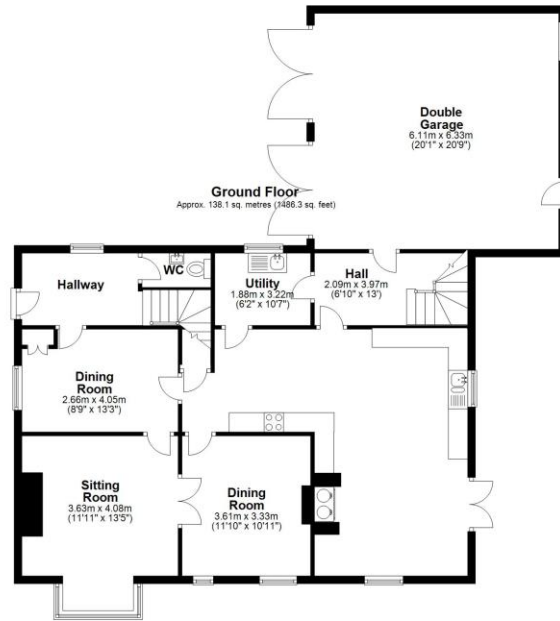
## Directions

From Hay-on-Wye take the B4350 road to Clifford. Proceed into the village and take the second turning right, by the small grass triangle on the right hand side, up the hill continuing for approximately ½ mile and take the second turning left which is sign posted to "Priory Wood" and then bear immediately right and continue along this road where the property will be found after approximately 0.2 of a mile and the property will be found on the left hand side as indicated by the agents.

What3words Reference

// hello.sliders.verifying





Total area: approx. 263.4 sq. metres (2835.2 sq. feet)  
Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Viewing by appointment through Sunderlands

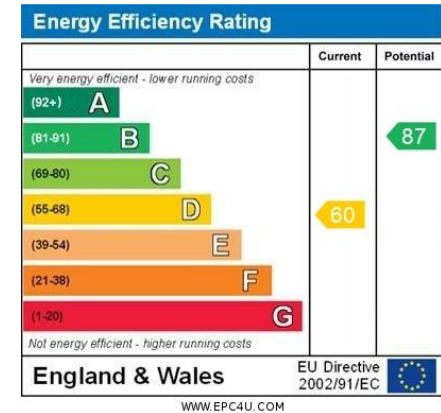
### Hay-on-Wye Branch

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