



Cwm Cottage, Abbeydore, Hereford HR2 0AB





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Summary of features

- 2 bedrooms
- Detached house
- Period features
- Sought after location
- Countryside views
- No onward chain

Asking price £475,000

Description

Welcome to this charming detached period house located in the sought-after village of Abbeydore, Hereford. This delightful property boasts two bedrooms, making it perfect for a small family or those looking for a cozy countryside retreat. One of the highlights of this lovely home is its picturesque countryside views, offering a tranquil and serene setting for you to enjoy. Whether you're sipping your morning coffee or unwinding after a long day, the views from this property are sure to impress. Located in the heart of Abbeydore, this house provides the perfect blend of rural charm and modern convenience. With its two bedrooms, this property offers a warm and welcoming atmosphere, making it a place you'll be proud to call home.

Situation

The rural village of Abbeydore is situated on the River Dore, in the beautiful Golden Valley. The village is home to the renowned 12th century Cistercian Dore Abbey. Just 12 miles away is the ancient city of Hereford, which dates back to the 7th Century and is home to a magnificent cathedral, which houses the famous Chained Library and Mappa Mundi. About the same distance away is the Welsh town of Abergavenny with rail connections to London and good road links to the South West. Only 15 miles from the village is the wonderful market town of Hay-on-Wye, famous for its Literary Festival and bookshops; it is one of the most visited tourist attractions in Wales. The village of Ewyas Harold, just one mile from Abbeydore has an excellent Store and Post Office as well as a Butcher's Shop, a Primary School, a Doctors' Surgery and numerous Community Groups.

Accommodation

The well presented accommodation comprises: Porch, Kitchen/diner living room, conservatory, two double bedroom, family bathroom and attic room.

Porch

To the rear of the property and leads directly into the kitchen.

Kitchen

Fitted with wooden base units with electric hob and Belfast sink drainer inset. There's space for other freestanding appliances and white goods. Sash windows to both the front and rear aspect. Understairs cupboard.

Living Room

Sash window to the front aspect, fireplace with woodburning stove, space for large furniture and door leading to stairs & conservatory.

Conservatory

Useful space filled with natural light and overlooks the garden. Door out to the rear of the property.

First Floor:

Bedroom One

A generous double bedroom, with sash windows to the front and rear, original fireplace with surround and space for a dressing area.

Bedroom Two

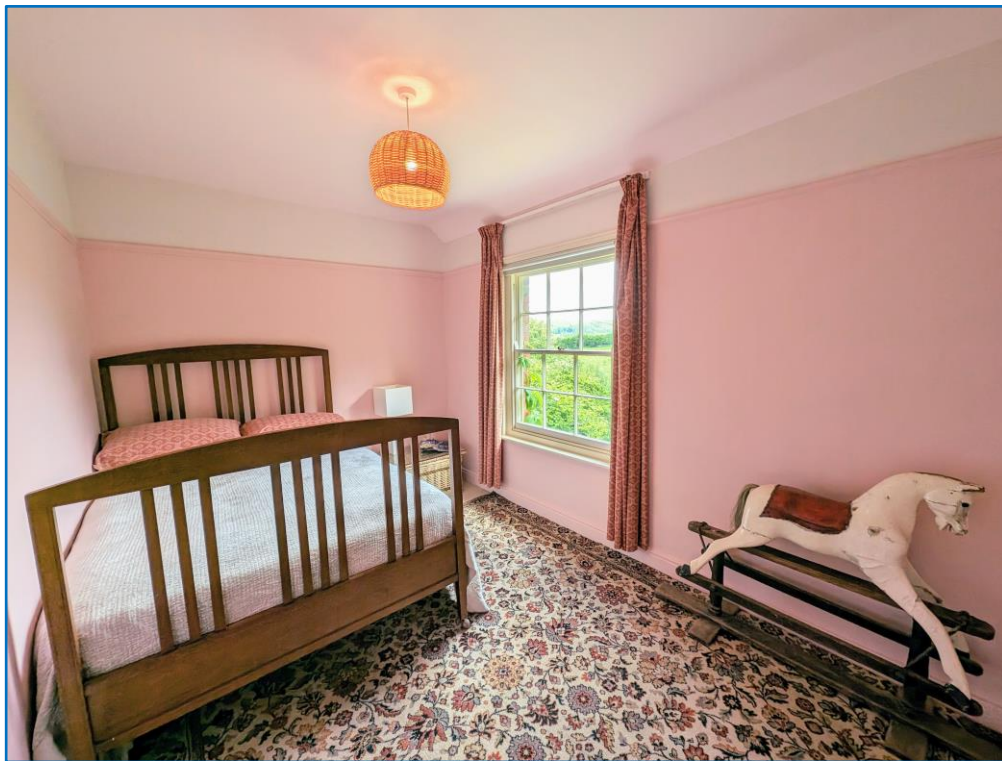
A double bedroom with a sash window to the front aspect.

Family Bathroom

Fitted with a four piece suite which includes, shower cubicle, roll top bath, wc and wash hand basin. Original fireplace and sash window to the rear aspect.

Attic Room

A great place to enjoy the countryside views and could be utilized as an office. Access is via a set of steps which are off the landing.



Outside:

The driveway provides parking for a couple of vehicles and a pathway leads to the rear of the property. To the front are a range of mature trees, flower beds and shrubs. The remaining garden is to the right of the property as your facing and is mainly laid to lawn. The garden is enclosed by hedging and towards the end is two outbuildings which are great for storage. Towards the rear of the property is a further outbuilding which has water and electricity connected. On one side you have the separate shower room and workshop and on the other an outside WC. The garden room is a huge feature of this property, featuring three separate areas which can be used in various ways. All fully insulated, double glazed windows through, lighting and power connect to the garden room.





Services:

Mains electricity is connected to the property. Oil fired central heating. Private drainage to treatment plant which was installed Aug 2023. Private water supply to borehole.

Herefordshire council tax band – C

Tenure:

Freehold.

Directions:

From Hereford proceed south-west on the A465 Abergavenny road and after approximately 7 miles, just beyond the village of Wormbridge, turn right signposted Abbeydore. After just over 1 mile pass over the crossroads and at the next junction bear left; continue in the direction of Abbeydore. After about 1 mile at the junction bear right and then turn left into Cwm Road (leaving the B4347). After a short distance, Cwm Cottge will be identified on the right hand side by the Agent's 'For Sale' board.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

Sunderlands

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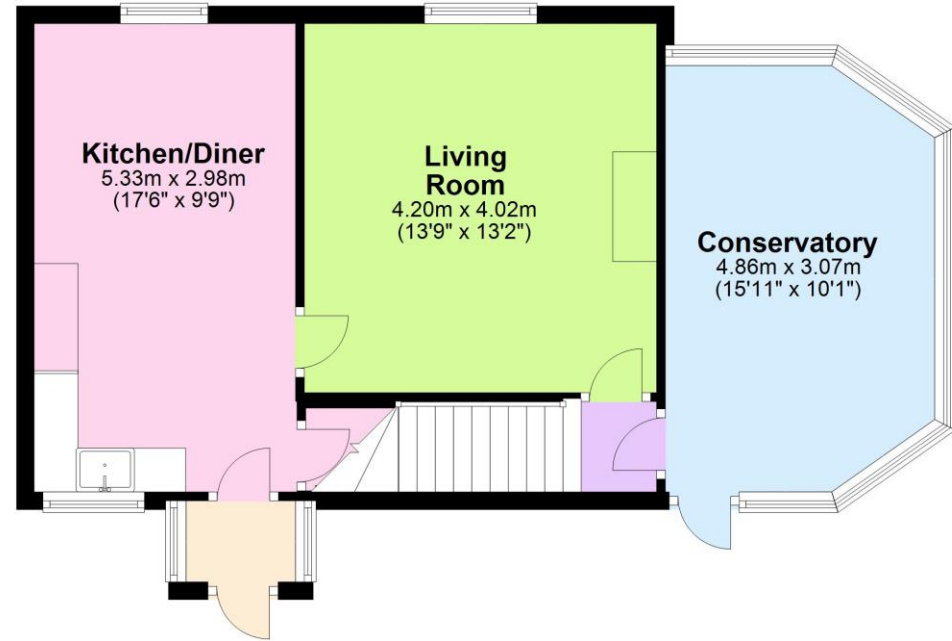
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Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.