

Breese Barns

Dorstone, Herefordshire



**Breese Barns
Dorstone
Hereford
Herefordshire
HR3 6AS**

- *A charming five bedroomed barn conversion with separate annex/cottage*
- *Set in approximately 2.23 acres of delightful grounds*
- *Found in a peaceful rural location in the stunning Golden Valley*
- *Ground source heating and PV (Solar Panels)*
- *Found close to Hay-on-Wye*

Hay-on-Wye 6.7 miles
Hereford 15 miles
Abergavenny 18 miles



INTRODUCTION & SITUATION

This delightful property comprises a detached barn conversion which is stylishly presented and a separate annex/guest cottage and large separate studio room. The substantial main house, with five bedrooms, vaulted living room and sizeable kitchen, is a very comfortable family home, further enhanced by a separate garden studio space with wonderful views. Adjacent to the main house sits a two bedroom, two bathroom annex with vaulted ceiling and full height windows overlooking the orchard.

Over two acres of grounds and gardens offer creative scope to enjoy a more rural lifestyle and have the benefit of the glorious Golden Valley providing an expansive vista that changes with the seasons. There are numerous walks from the door including to the local Pandy Inn.



LOCATION

Dorstone, with its village hall, church, and active local community, is in the heart of the historic Golden Valley and boasts the oldest pub in Herefordshire. The nearby village of Peterchurch provides a range of amenities including a village store, doctors' surgery, active community centre and two public houses, as well as Fairfield Primary School and the popular Fairfield High School.

The renowned market town of Hay-on-Wye is only 6.7 miles away, known as the 'town of books' with its annual literary festival. Hay offers a wide range of services, an excellent variety of independent boutiques, a cinema, superb eateries and a weekly market for both foods and artisanal crafts.

The recently restored Hay Castle provides a vibrant artistic hub, with screenings, concerts, and exhibitions.

Being close to the Brecon Beacons National Park the area offers a wide range of outdoor activities.

The cathedral city of Hereford is approximately 15 miles away and Abergavenny 18 miles away both providing the nearest railway links. Motorway connections can be found at Ross-on-Wye (M50), Worcester (M5) and Newport (M4).



ACCOMMODATION

The main house is approached via a gravel drive which provides ample parking for multiple vehicles.

The hand-crafted front door leads into a light-filled entrance hall with original stone walls that belie the mid-18th century agricultural heritage of the building.

The kitchen is a delight and the true hub of this property, with space for a large dining table. Fitted with ample inlaid wood worksurfaces, an integral dishwasher, eye-level electric oven, inset induction hob and range of traditional bespoke wood cabinets offset by a run of sleek laminate cupboards, it is a real family cooking/dining and entertaining space, with room for additional seating.

Next to the kitchen is a useful pantry room with hand-crafted wooden cupboards, a separate downstairs W.C., and an external door to the front driveway. A further door leads to a practical utility/boot room, with sink, storage cupboards, door to the rear of the property, plumbing for a washing machine and space for a tumble dryer.

Also accessed from the rear of the kitchen is a garden room with beautiful views over the garden, as well as doors to the outside.

Also, on the ground floor a hallway, with a feature stone wall and patio doors overlooking the courtyard garden, provides passage to three bedrooms and a family bathroom with a panel bath, shower cubicle, wash-hand basin and W.C.

The largest of these three bedrooms, found at the end of the corridor, is a good-sized double room with space for freestanding furniture, a window to side and a door to rear. Bedrooms 4 and 5 both have built-in cupboards with bedroom 4 currently being presented as office space.





From the entrance hall, a bespoke spiral staircase leads to the galleried landing with the full-height window to the side providing a tantalising taste of the views to come from the first floor sitting room. With part-vaulted ceiling, cosy and practical wood burner and substantial west-facing window, the room opens into a snug area, perfect for movie nights, or perhaps re-imagined as a library or somewhere to enjoy music. Again, the stunning location can be readily enjoyed through the floor to ceiling window. Above the snug there is a carpeted loft area with lighting and skylight window, and leading off this, a further large loft. Accessed from the snug is a generous double bedroom, with feature stone wall, large window to side and doorway to the rear which opens to an external staircase leading down to the garden. This room has a neutrally presented ensuite shower room comprising a shower, wash-hand basin, W.C. and is part-tiled. Across the landing sits the principal bedroom suite. This substantial triple aspect room, with coved ceiling and a range of built-in wardrobes, enjoys stunning views of the garden and distant hills. The spacious ensuite bathroom features a panel bath with a shower, close-coupled W.C. and a wash-hand basin.



GUEST COTTAGE

Across the driveway from the main house, is an entirely separate two-bedroom cottage. There is an entrance hall with a useful storage cupboard and a door leading to the striking open plan reception space which features a double height vaulted ceiling and a glazed gable end with sliding doors out into the orchard and making this a light and welcoming space. To the side are a range of fitted cupboards and a sink. Also, on the ground floor there is a double bedroom and a separate shower room whilst the first floor features a gallery bedroom that overlooks the living space below, together with a bathroom. Prior to the current owners, it had been used as letting accommodation.



OUTSIDE

The property is set in approximately 2.23 acres of delightful grounds, with more formal areas of well stocked floral borders and a courtyard patio with ornamental pond. The grounds extend to the south with more wild areas for insects and wildlife, leading down to a magnificent copper beech tree. Central to the grounds is a stunning studio room with adjacent fire pit, currently used as a gym/seating area with bifold doors leading out to a patio overlooking the valley and the lower garden. There are two further storerooms behind this main room and a separate lockable shed with power having ample space for a sit-on mower/work bench/storage etc. There is also a separate garden with a range of fruit trees which could be kept exclusively for the use of the guest cottage.



DIRECTIONS

From Hay-on-Wye proceed in a Northeasterly direction on the B4348 continuing through Cusop and on to Hardwick. Take the right-hand turn sign posted to Ross-on-Wye and Peterchurch, continuing on the B4348. Continue through Westbrook, The Bage and into Dorstone village and through a series of tight turns continuing up the hill where there is a sharp bend to the right but take the no through road to the left, next to Crossways House. Proceed up this road for 15 meters where the property will be found on the left- hand side.

What3Words: prank.cuff.bongo



SERVICES

We are advised that the property is connected to mains water, mains electricity, and private drainage. The main house heating is ground source heat pump. The annex/guest cottage has an LPG boiler. The studio room has a redundant LPG gas system. The property benefits from PV (solar panels) with the benefits of a feed in tariff. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Breese Barn - Herefordshire Council Band F
Guesthouse – Herefordshire Council Band A

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.
Contact Tel: 01497 822522
Office opening hours:
Mon-Fri 9.00am-5.00pm.
Sat 9.00am-12 noon.
Out of hours contact:
Harry Aldrich-Blake 07717 410 757 or
harry@sunderlands.co.uk

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be

or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of

each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

Breese Barns, Dorstone, Hereford, HR3

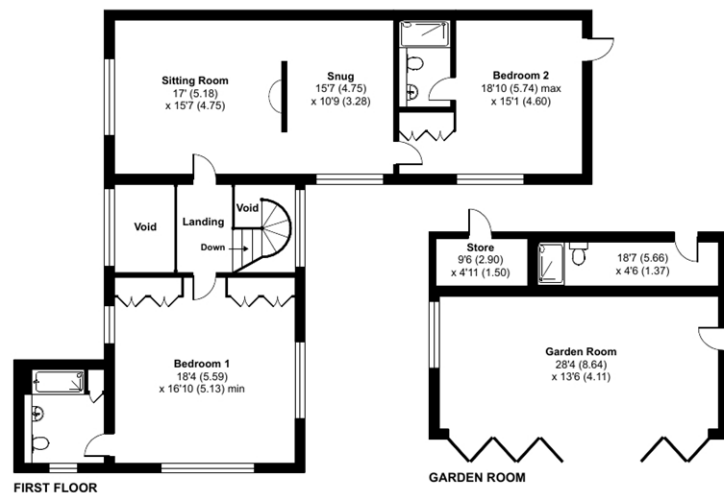
Approximate Area = 2886 sq ft / 268.1 sq m (excludes void areas)

Hodson's House = 1093 sq ft / 101.5 sq m

Outbuilding = 543 sq ft / 50.4 sq m

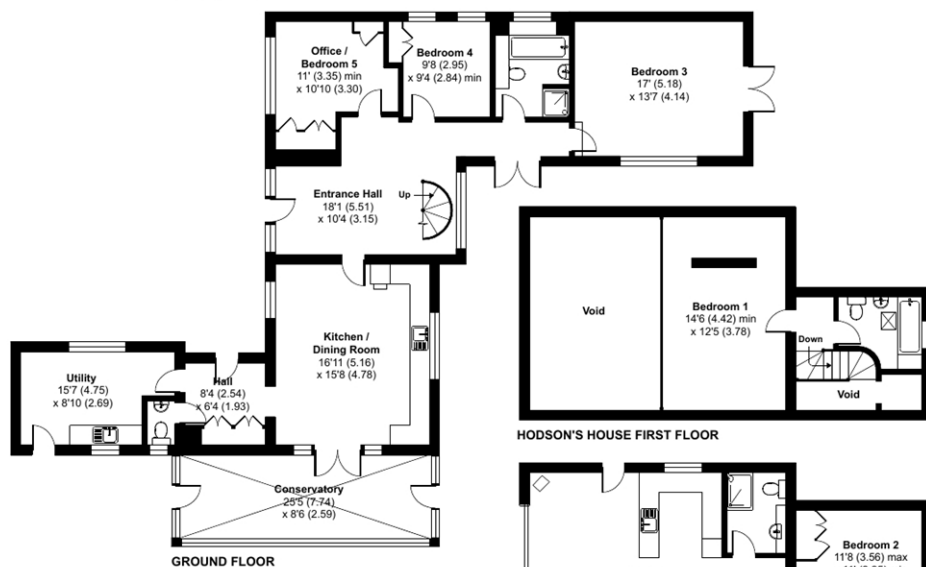
Total = 4522 sq ft / 420 sq m

For identification only - Not to scale



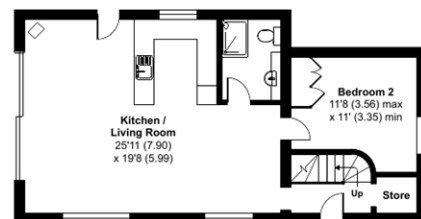
FIRST FLOOR

GARDEN ROOM



GROUND FLOOR

HODSON'S HOUSE FIRST FLOOR



HODSON'S HOUSE GROUND FLOOR

ENERGY PERFORMANCE CERTIFICATE

Breese Barns

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		75	77
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guesthouse

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		59	63
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.