

CORNER HOUSE

£685,000



“Superb small holding with character and charm”

Dilwyn, Herefordshire

Situated on the outskirts of the picturesque village of Dilwyn, this charming, 3 bedroom cottage enjoys a peaceful location amidst the rolling Herefordshire countryside. With flat land fenced into paddocks, a great agricultural building and gated access for large vehicles, this picture-perfect small holding is ideal for those with animals or with a requirement for space.

- Detached country cottage with charm
- Character throughout
- Approx 1.8 acres of flat paddocks
- Plenty of parking for large vehicles and trailers
- Covered outdoor entertaining space
- Additional Victorian barn
- Superb agriculture building
- Peaceful location



Enter the property through the glazed porch, ideal for hanging coats and storing shoes. From here, a door enters the first reception room, currently used as an attractive snug. The quintessential farmhouse kitchen sits to the left hand side: replete with charming ceiling timbers and large enough to accommodate a dining table around which everyone can gather at mealtimes. A large Rangemaster oven sits on one wall and kitchen cabinets wrap the space, providing ample storage and counter top surface for food prep. There is a dishwasher and the view from the kitchen sink looks out across the garden to the property's paddocks, beyond.

To the other side of the property a characterful hallway with exposed beams and timbers sits centrally, connecting the remaining property's rooms and giving access to the first floor via a lovely oak staircase. There is also a generous, separate dining room, currently utilised as a craft room which could also be used as a home office or a play room. The cozy living room looks out over fields to the front and features a Clearview wood burning stove housed within a stone fireplace beneath a timber mantel, providing a beautiful focal-point for the room.

A downstairs WC and a useful utility room with access out to the garden complete the downstairs.

Upstairs, a spacious landing connects the three bedrooms: all of which have built-in storage and offer views across the neighbouring countryside. There are additional storage cupboards along the landing and the family bathroom features a panelled bath, wash hand basin housed within a wooden vanity unit, WC and separate shower enclosure.

Outside: the property is approached to the front via a double five-bar gate onto a driveway which provides convenient parking for the main cottage. A detached brick building, full of character with exposed beams and a charming roofline sits to the rear off the driveway. The current owners have drawn up plans to incorporate this building as part of an extension for the main property; these are available for inspection.

A few steps lead up to the property's front door and access the rear garden via a pedestrian gate; a small seating area sits beyond this. The rear garden is mainly laid to lawn and is completely private, courtesy of mature hedging trees and fencing. The garden also features a wonderful party corner with a covered veranda - perfect for year-round relaxation, whatever the weather.





A further, solid gate gives access to the large agricultural building and land which sits to the rear of the property. The agricultural outbuilding provides plenty of storage space with mains electricity and water: perfect for feed/ equipment/ machinery storage and also for use as a tack room. Beyond this, there is approx 1.8 acres (TBV by buyer's solicitor) of flat grazing land, fenced into paddocks and pens. The agricultural working dimension of this property is a delight: providing everything one might need for a small holding or to really embrace a rural lifestyle in the countryside.

Area: Corner House is located within walking distance of the beautiful village of Dilwyn - part of the Herefordshire Black and White trail - with a vibrant village community, which hosts a monthly market and café - church, public house, nursery and primary school, which has been rated top in the county, two years running. The larger village of Weobley with schools, restaurants, cafes, public houses and a convenience store is just a few minutes' drive away. The amenities of Leominster and Hereford are also just a short drive away. For lovers of the great outdoors, the property is located in the heart of North Herefordshire countryside and superb rural walks are available from the doorstep.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Oil
Services:	Mains water, electricity, drainage.
Service charges:	Nil
Covenants:	None known
Broadband:	Yes

* correct as of instruction date

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

