



Oakwood Hall, Clifford, Hereford, Herefordshire HR3 5HF



Sunderlands
Residential Rural Commercial



Oakwood Hall
Clifford
Hereford
Herefordshire
HR3 5HF

Summary of features

- A beautifully presented detached house
- Completed to a high specification
- Found in the highly desirable Priory Woods, close to Hay-on-Wye
- Must be viewed to be fully appreciated

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

Description

Oakwood Hall is a stunning detached house found in Priory Wood, just a few miles from Hay on Wye. The house, which was recently completed to an exceptional standard, offers generous four-bedroom accommodation.

Particular attention has been paid to providing modern conveniences with a contemporary style whilst using reclaimed and natural materials to add warmth to the house with natural stone flooring and oak beams. The house benefits from underfloor heating throughout the downstairs and bathrooms.

The property is set in generous grounds with a large tarmac driveway, level lawns with a beautiful ancient oak tree and a detached garage block including a double carport with a studio and shower room over.

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

The house is entered through the covered porch into a generous hallway with a porcelain from mandarin stone tiled floor and a large store cupboard. Glass double doors lead into the sitting room with windows to the front and glass doors to the rear making it beautifully light and airy. There is also a brick and stone fireplace with a wood burner making it cosy for the winter months.

The kitchen is exceptional with an open plan layout giving space for a large dining table and an island in the kitchen area provides a real focal point to the room. Appliances include a wide range electric hob, eye level double ovens, dishwasher, fridge/freezer and a wine cooler. The utility room has a side door to the outside, a tiled floor and work surface with a sink and plenty of worktop space. A cupboard contains a gas-fired boiler. From the utility there is a shower room with a corner shower cabinet, close-coupled W.C. and wash-hand basin. From the hallway, the staircase leads to the first-floor landing giving access to all four bedrooms and the family bathroom.



The main bedroom is delightful, taking full advantage of the views over the Wye Valley and beyond, with a set of double sliding glass doors which open up (with a glass screen) to fully appreciate the outlook.

There are fitted wardrobes and an en-suite bathroom with a shower screen and slate base, a deep, side fill jacuzzi bath, WC, wash basin, heated and lit mirror. There are two further double bedrooms and one en-suite shower room. Bedroom 4 is considered single with a window looking over the driveway.



Outside

From the lane leading through Priory Wood, the driveway sweeps past the house with a generous parking and turning area.

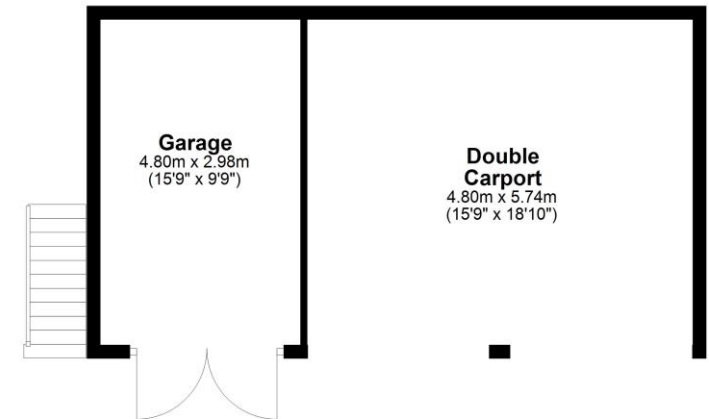
The garage block has two carports and a garage with double doors, power and lighting.

A side staircase leads to the studio with two main rooms, two dormer windows and a shower room with basin and W.C. which is nearing completion. This would make an ideal workspace or offers potential for separate accommodation or Airbnb (subject to planning and regulations).

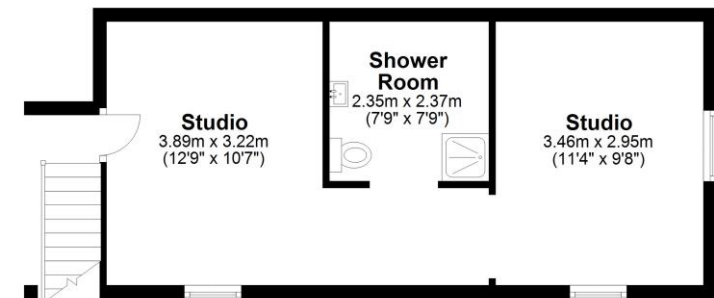
The gardens are level and mainly laid to lawn with floral borders to the front of the house and a sun terrace. The garden, which is complemented by a stunning oak tree, has a high hedge and enjoys beautiful views over the Wye Valley. Next to the house there is a pond and raised borders and to the rear is a level lawn.



Ground Floor



First Floor



Total area: approx. 77.6 sq. metres (835.7 sq. feet)

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

Tenure

Freehold with vacant possession upon completion.

Services

We are advised that the property is connected to mains water, mains electricity, private drainage and LPG (gas) central heating with a zoned underfloor system downstairs and electric upstairs. Please note the services or service installations have not been tested.

Council Tax Band

Band "F" 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 0.3 of a mile and the property will be found on the left hand side as indicated by the agents For Sale board.

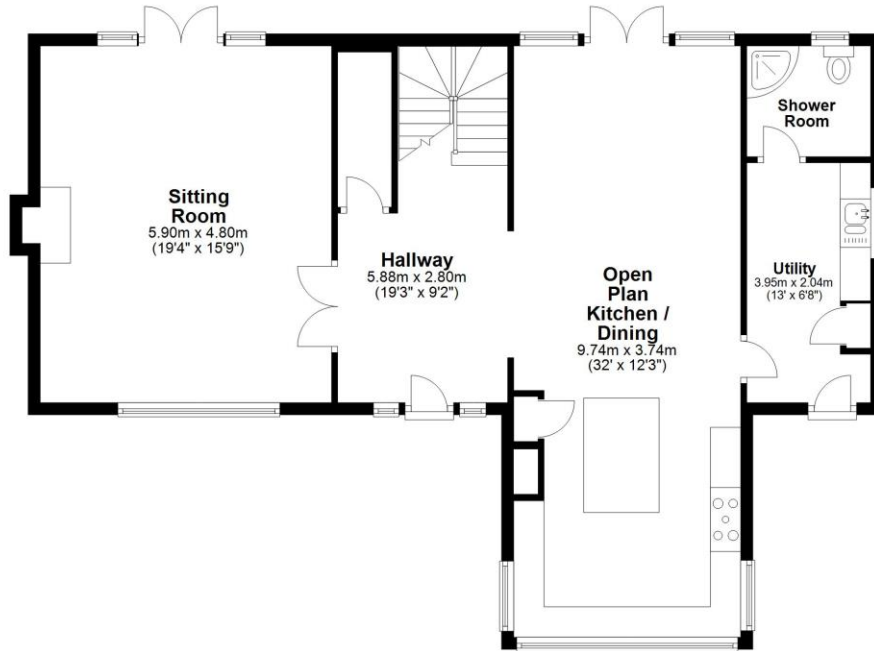
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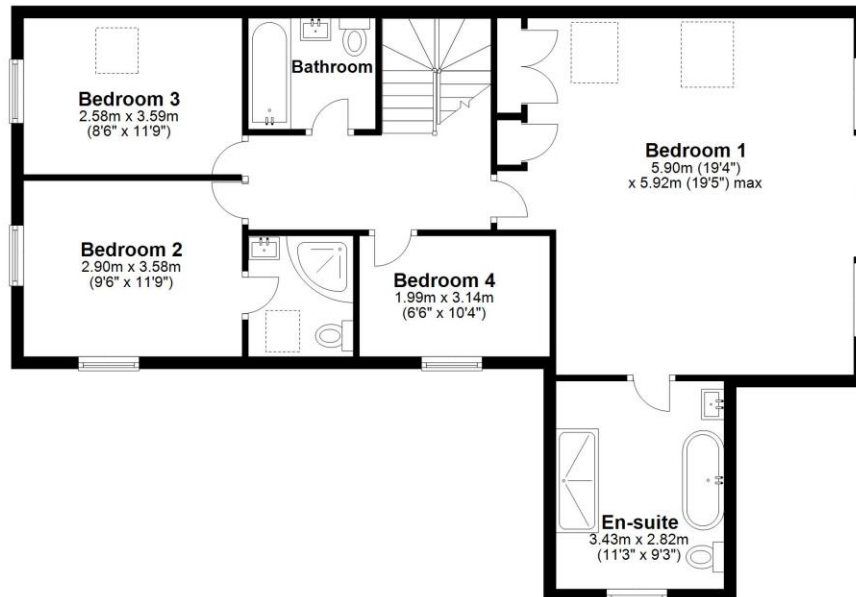




Ground Floor



First Floor



Total area: approx. 182.8 sq. metres (1967.8 sq. feet)

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

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

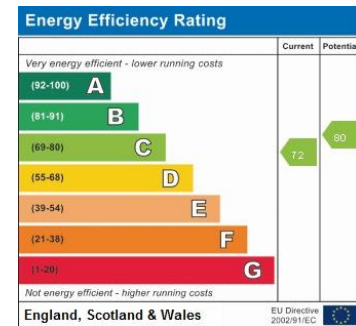
Hereford Branch

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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.