



Model Dairy, Winforton, Hereford, Herefordshire, HR3 6EA



Sunderlands

Residential Rural Commercial



**Model Dairy
(Formerly Courtlands Farm)
Winforton
Hereford
Herefordshire
HR3 6EA**

Summary of features:-

- A substantial detached house
- Offering generous and spacious accommodation
- Set in a large garden with parking
- Found in the heart of the Wye Valley
- No Onward Chain

**Hay-on-Wye 7½ miles
Kington 8 miles
Hereford 15 miles**

Description

Model Dairy (formerly Courtlands Farm) is a generously proportioned detached house offering six-bedroom accommodation with one ensuite, two reception rooms and a conservatory.

Overall, the property is set in a sizeable plot with level gardens and a spacious parking area.

Situation

The property is found along a lane away from the main village road. Winforton is a delightful village located just 7½ miles from Hay-on-Wye, 8 miles from Kington and 15 miles from the cathedral city of Hereford.

Hay-on-Wye offers an excellent range of facilities and services and is famous for the Hay Literary Festival which is held annually in May.

Kington is also a popular market town offering additional amenities and services along with a secondary school.

Both Hay-on-Wye and Winforton are located in the heart of the Wye Valley, close to the Brecon Beacons National Park, an area known for its outstanding natural beauty and offering a wide range of leisure activities amidst stunning scenery.

The Accommodation

The property is entered via the front door into the entrance hall where there is a sitting room immediately on the right-hand side with a bay window to the front,

a large window to the rear and a feature fireplace.

From the hallway, a door gives access to the dining room which also has a feature fireplace with a bay window to the front and a window through into the conservatory.

A door links the dining room into the kitchen where there is also a large pantry cupboard. The kitchen has a wide range of worksurfaces, drawer and cupboard storage and an integral dishwasher. There is an oil-fired "Rayburn" and a separate dual fuel "Range" cooker.

From the kitchen a door leads to the utility room and a downstairs w.c.

A door from the internal hall gives access to the conservatory which is glazed on two sides and has a set of double doors leading out into the garden.

Also in the hallway, a staircase leads to the first-floor landing which gives access to all six bedrooms, three of which have fitted wardrobes and the main bedroom also having an ensuite shower room. There is also a family bathroom with a panel bath with shower over, wash-hand basin and close-coupled w.c.

Outside

The property is approached via a private lane into a parking area with a gateway to the side of the garden and a pedestrian gate leading to the patio.

There is also a path leading around the side of the house. The garden itself is level and mainly laid to lawn with interspersed trees and shrubs.

Services

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

Council Tax Band

Herefordshire Council "F".

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye, proceed in a north-westerly direction onto the B4351 towards Clyro. Turn right onto the A438 and proceed through Bronydd, Rhydspence and Whitney-on-Wye. On approaching Winforton continue into the village and take the first left-hand turn into the Courtlands (ignoring the roadway continuing around). Continue to the left and proceed up this lane where the property will be found on the right-hand side.

What3words – toned.players.approval

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

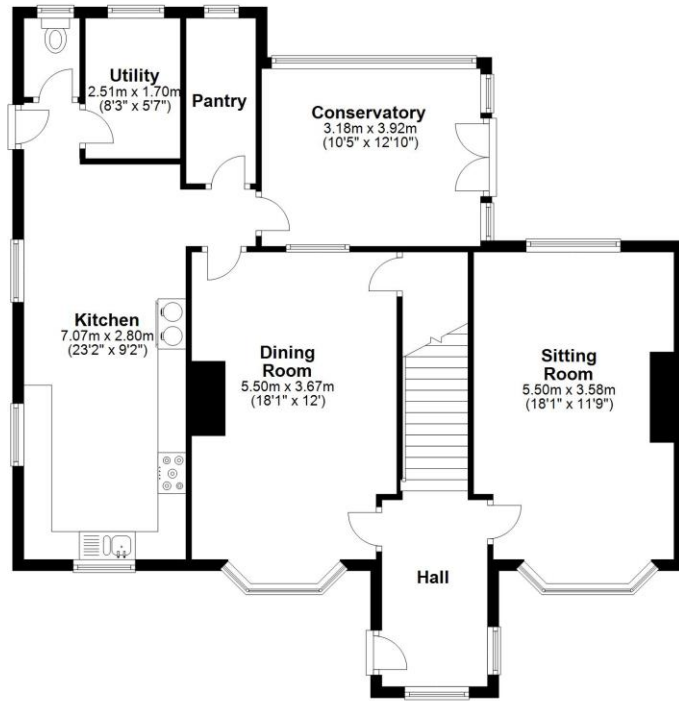
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

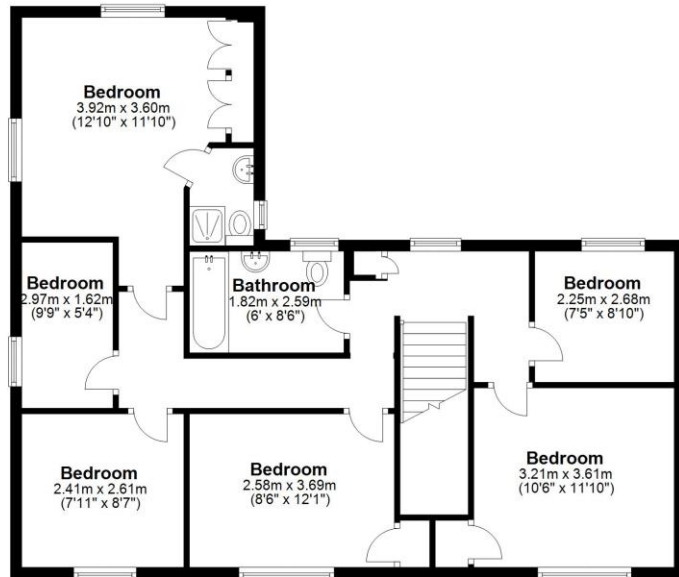
Harry Aldrich-Blake 07717 410757



Ground Floor
Approx. 104.6 sq. metres (1125.8 sq. feet)



First Floor
Approx. 81.0 sq. metres (871.8 sq. feet)



Total area: approx. 185.6 sq. metres (1997.6 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

Out of hours contact: Harry Aldrich-Blake 07717 410757

Hereford Branch

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Hereford HR1 2PQ
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www.sunderlands.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.