



Court A Pella, Clifford, Hereford, Herefordshire, HR3 5HH



Sunderlands

Residential Rural Commercial



**Court A Pella
Clifford
Hereford
Herefordshire
HR3 5HH**

Summary of features

- A delightful 4 bedroom detached cottage
- Found in a beautiful and popular location close to Hay-on-Wye
- Generously proportioned accommodation
- Large gardens and rural views

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

Description

Court A Pella is a charming, detached cottage found close to Hay-on-Wye in the ever-popular settlement of Priory Wood. The cottage offers generous accommodation with four bedrooms and a bathroom, sitting room, kitchen, study, separate utility area and downstairs w.c.

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

Entering the property through the side into the entrance hall there is a shower room with shower cubicle, wash basin and w.c. and leads on to a utility area

with a worktop, plumbing for a washing machine and space for a tumble dryer. A further doorway leads through to the study with two windows to the rear and a door to the outside. The kitchen is generously appointed with a solid wood units and a range of worktops, a stainless 1½ bowl sink, gas and electric fired range with an extractor hood and a wood burning stove.

The sitting room is a delightful room with an "Inglenook" fireplace with wood burning stove and windows to two aspects and a front door and a doorway leading to a porch with the front door. This room is delightfully characterful with exposed beams and has a generous storage cupboard.

On the first floor there is a main bedroom with built-in wardrobes and three further bedrooms all enjoying the pleasant rural views. There is also a family bathroom with a panel bath, close-coupled w.c and a wash-hand basin.

Outside

The property is approached via a quiet country lane into a gated entrance with a parking and turning area.

The property is surrounded by garden with a separate vegetable area, greenhouse and a garden shed and some way behind this is the LPG gas tank.

The garden has been carefully landscaped with paved areas, pathways and stone retaining walls. The entire garden enjoys a pleasant rural outlook with generously stocked borders.

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. 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". Immediately take the left-hand turn and proceed along this lane and continue around a tight right-hand bend where the property will be found a little further on the left side.

What3words Reference

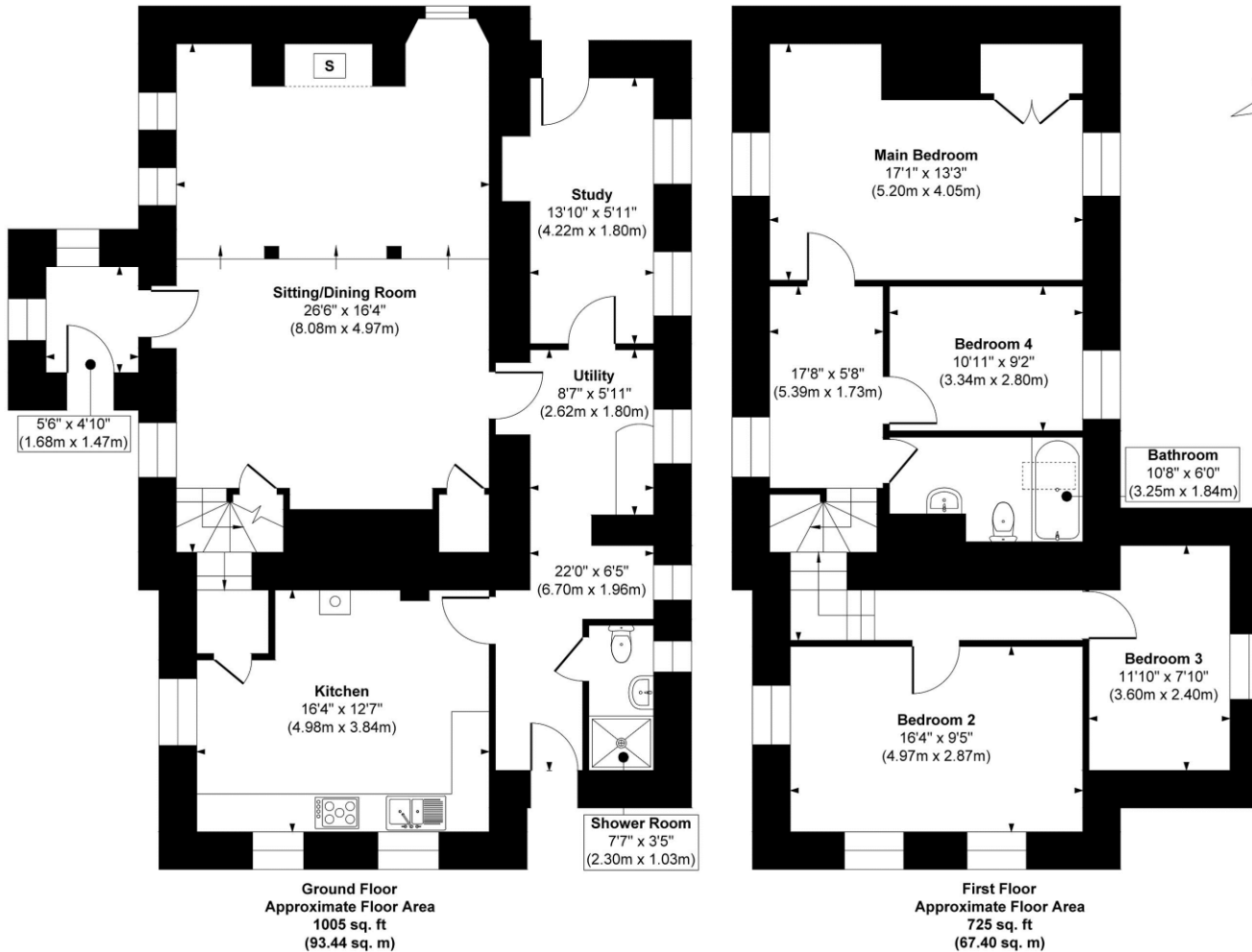
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Approx. Gross Internal Floor Area
Main House = 1730 sq. ft / 160.84 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing by appointment through Sunderlands

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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.