



Orchard Place, Dorstone, Herford. Herefordshire. HR3 6BE



Sunderlands

Residential Rural Commercial



**Orchard Place
Dorstone
Hereford
Herefordshire
HR3 6BE**

Summary of features:-

- A modern detached house
- Generous four double bedroom accommodation
- Large gardens and delightful views
- Found in this highly desirable Golden Valley village

**Hay-on-Wye 6 miles
Kington 13 miles
Hereford 15 miles**

Description

Orchard Place is a delightful modern detached house found in the heart of this ever-popular village located within The Golden Valley.

The accommodation is generously proportioned with four double bedrooms, large entrance hall, separate dining room and kitchen breakfast room with a large sitting room.

Situation

Dorstone is found in the heart of the Golden Valley and is only a short distance from Hay-on-Wye. The property is found close to the village of Peterchurch which has a primary school and very well regarded Fairfield High School, village stores, church, community centre, doctors surgery, hair salon and two public houses and is just 5 miles from Hay-on-Wye, being the renowned town of books with its annual literary festival held each year. Hay-on-Wye offers a wide range of services and facilities with the area having close access to the Brecon Beacons National Park.

The Cathedral City of Hereford is approximately 15 miles away and Abergavenny 28 miles, both providing the nearest railway links. Motorway connections can be found at Ross-on-Wye M50, Worcester M5 and Newport for the M4.

The Accommodation

The property is entered through the front door into a generous hallway with cupboard storage and a downstairs cloakroom with w.c. and wash basin. Immediately on the left-hand side is the sitting room with windows to the front and rear, a fireplace with wood burning stove and a door linking through into the dining area of the kitchen. In the dining area there are glazed doors out to the garden and a wide range of fitted kitchen units, space for an electric range cooker, a "Belfast" style sink, tiled flooring and space for a wide fridge/freezer.

Off from the kitchen there is a door into the utility room with a door to the front, a window to the rear, fitted kitchen units and storage, a stainless drainer/sink, separate cupboard and the oil-fired boiler. A set of double doors link through into the dining room with a window to the front and a door back into the hallway.

From the entrance hall the central staircase leads to the light and airy landing with a window to the front. The main bedroom has a window looking out to the beautiful views to the rear and an ensuite shower room with w.c., wash basin and shower cabinet with body jets. There is also a fitted wardrobe. Bedroom two has a window looking out over the views to the rear and a fitted wardrobe. Both bedrooms three and four are double in proportion with both having windows to the front and fitted cupboards.





Outside

Outside the property is approached from the village lane and through a gated entrance in the driveway. Adjacent to the driveway is the double car port **6m x 5.9m** which is of part oak and concrete block construction with power and lighting. Behind the garage there is a storage area and a pathway which leads around the back of the house to the main garden. The main garden has a level lawn and patio immediately abutting the house with a hedge boundary and a separate area through a five-bar gate.

Services

We are advised that the property is connected to mains water, mains electricity, bio disc waste 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.

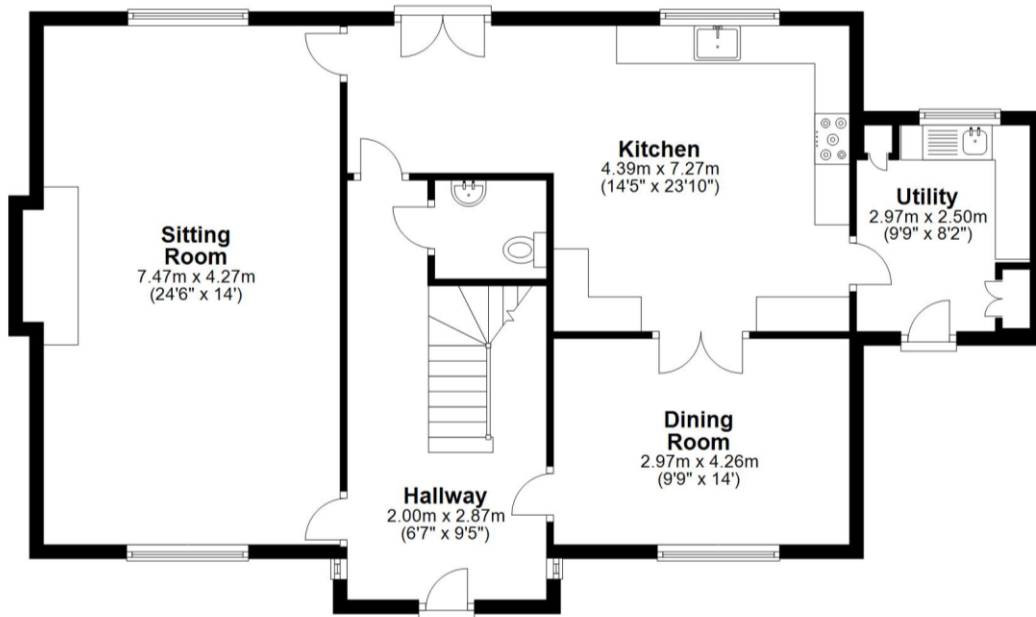
Directions

From Hay-on-Wye proceed in a north-easterly direction on the B4348 continuing Cusop and onto the Hardwicke. Take the right-hand turn sign posted to Ross-on-Wye/Peterchurch, continue on the B4348. Continue through Westbrook, The Bage and onto Dorstone Village. Immediately upon entering Dorstone Village turn right into the village (not back on yourself) and continue along the village lane past the village green and public house where the property can be found on the right-hand side as indicated by agents For Sale Board.

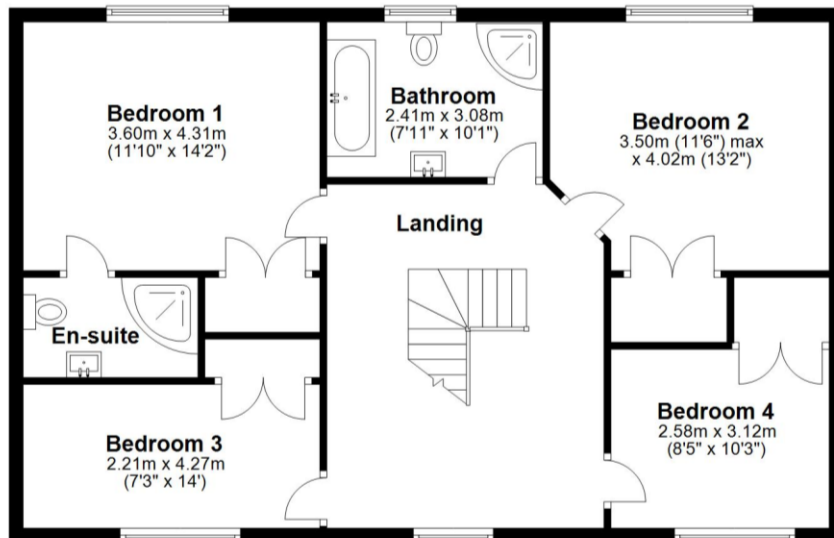
w3w reference: ounce.winded.merchant



Ground Floor



First Floor



Total area: approx. 182.4 sq. metres (1963.4 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

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

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 41075

www.sunderlands.co.uk

rightmove
find your happy

Zoopla.co.uk
Smarter property search



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(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.