

Priory Cottage

Clifford, Nr Hay on Wye, Hfds HR3 5HF



INTRODUCTION

Nestled in the sought-after hamlet of Priory Wood, close to Hay-on-Wye, Priory Cottage is a truly delightful country home that blends traditional charm with modern comfort. Thoughtfully extended from its original form, the property now offers spacious and versatile accommodation of around 2,300 sq. ft.

Beautifully maintained and tastefully modernised, the cottage retains a wealth of period character while providing all the conveniences of modern living. The ground floor features three reception rooms, a generous L-shaped kitchen with an Aga, and a separate utility room, ideal for family life or entertaining. Upstairs, there are four bedrooms and three well-appointed luxurious bathrooms, offering comfort and flexibility for modern country living.

Set in peaceful surroundings with ample parking and two garages, Priory Cottage captures the essence of rural charm just a short distance from the vibrant market town of Hay-on-Wye.



LOCATION

The community of Clifford lies approximately 3½ miles north-east of Hay-on-Wye, set above the beautiful Wye Valley. It offers a welcoming community atmosphere with its own primary school, church, and community centre, and falls within the catchment area for the highly regarded Fairfield High School in Peterchurch. Everyday amenities can be found nearby in Hay-on-Wye, world-famous as the “Town of Books” and celebrated for its independent shops, cafés, and annual literary festival. The town also provides a medical practice, a supermarket, and a primary school. A broader range of shopping and leisure facilities can be found in Brecon (17 miles) and Hereford (22 miles), where mainline rail connections to national destinations are also available, with further links from Abergavenny.



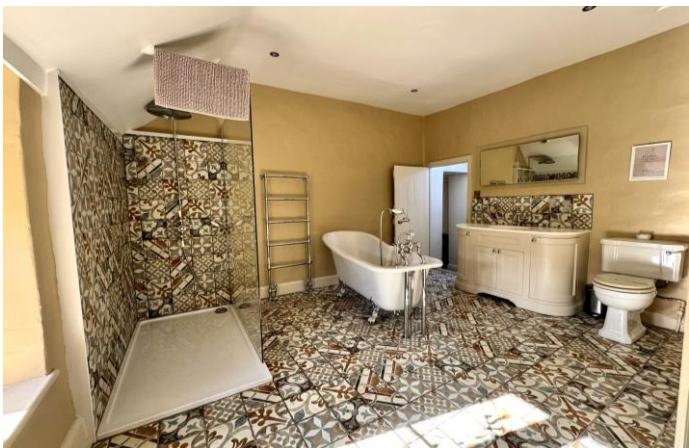
ACCOMMODATION

Beautifully presented throughout, this charming home combines period character with stylish modern features. The front door opens into a welcoming hallway with a cloakroom/WC and access to the snug, which enjoys a window to the front, built-in cupboard, and shelving. The sitting room is full of warmth and character, featuring a large inglenook fireplace with stove, a bay window to the front, and double doors leading to the dining room.

The L-shaped kitchen is both practical and inviting, fitted with a range of attractive units, a variety of integrated appliances including an Aga, electric hob and oven, and plumbing for a dishwasher with space for a fridge. Double doors and windows to the side and front fill the space with natural light. There is also a door leading to a utility room, which in turn links to the side hall, giving access to the integral garage and a second staircase to the first floor.

Upstairs, the home offers great flexibility with two staircases providing access to the first floor. One bedroom suite forms a self-contained area with its own dressing area and bathroom, and a balcony enjoying lovely views. The main bedroom is exceptional, featuring three windows and a Jack and Jill en suite bathroom beautifully fitted with a freestanding bath, large shower cubicle, WC, inset wash basin, and built-in storage. Two further bedrooms are served by an additional family bathroom.





OUTSIDE

Approaching from the village lane into the front drive with hedge boundaries to the front and rear, interspersed trees and floral borders either side of the tarmacadam driveway with level lawns and a parking/ turning area. To the front is a double garage with power, lighting and a door to the rear. To the rear of the house is a second driveway laid to gravel with a five-bar gate onto the lane and a second garage building with a single garage and carport.



SERVICES

The property is connected to mains water, mains electricity and private drainage. Oil fired central heating. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Band "E"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile - 07984384687

d.thomas@sunderlands.co.uk

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

MOBILE & INTERNET CONNECTIONS

Please refer to Ofcom by using the following link www.checker.ofcom.org.uk.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MONEY LAUNDERING

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a

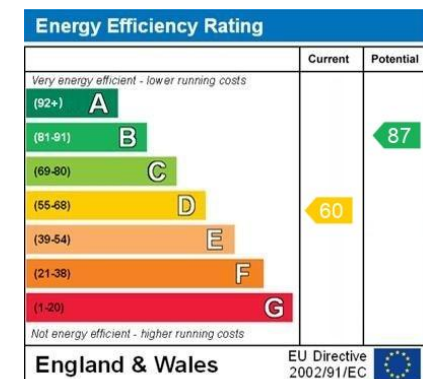
contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

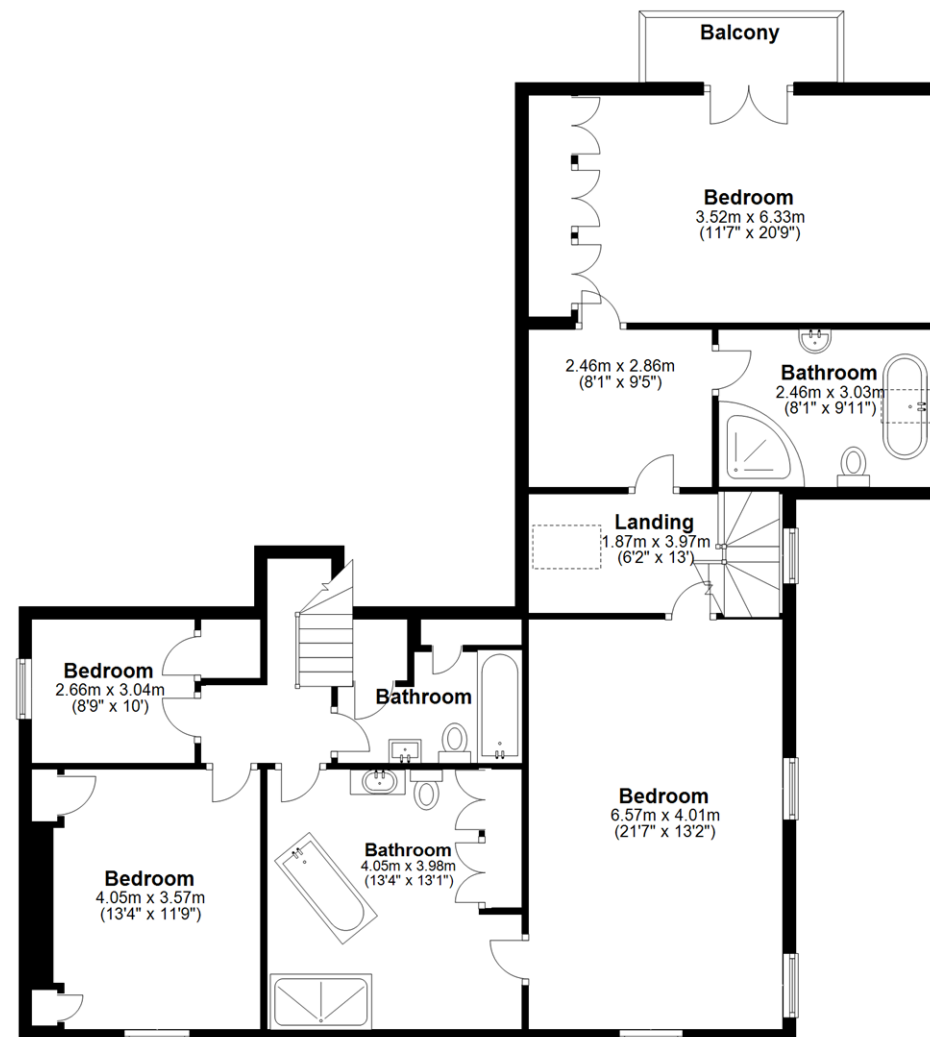
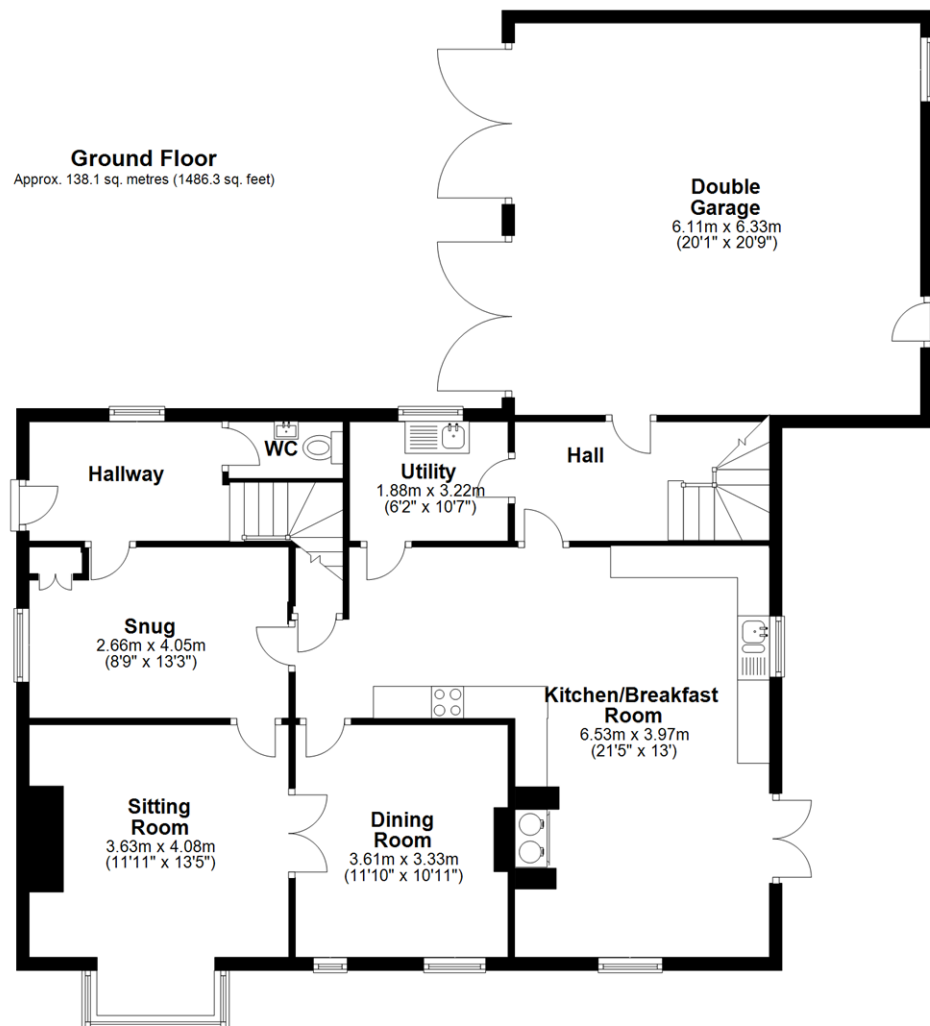
In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.



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.



First Floor
Approx. 125.3 sq. metres (1348.9 sq. feet)



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