

The Old Police House

Clifford, Hereford, Herefordshire



The Old Police House
Clifford
Hereford
Herefordshire
HR3 5ER

- *An attractive three-bedroom detached home*
- *Two reception rooms plus a conservatory*
- *Spacious accommodation with scope for improvement*
- *Off-road parking and garage*
- *Delightful gardens with established planting and vegetable beds*
- *Convenient rural setting close to Hay-on-Wye*

Hay-on-Wye 2.3 miles
Brecon 18 miles
Hereford 18.5 miles

INTRODUCTION

Nestled in the charming village of Clifford, just a short distance from the renowned book town of Hay-on-Wye, The Old Police House is a delightful three-bedroom detached home offering generous accommodation and characterful interiors. The property would benefit from modernisation and presents exciting opportunity to create a beautiful family home.

Enjoying a peaceful village setting, this attractive property combines comfortable family living with beautifully maintained gardens and a wonderful sense of countryside tranquillity.

LOCATION

The village of Clifford lies amidst the unspoilt countryside of the Welsh Marches, offering a peaceful rural setting whilst remaining conveniently close to local amenities. Nearby Hay-on-Wye is internationally celebrated for its literary festival, independent bookshops and vibrant café culture, attracting visitors throughout the year. The surrounding area is renowned for its outstanding natural beauty, with excellent walking, cycling and outdoor pursuits available within the Brecon Beacons National Park and along the banks of the River Wye. The cathedral city of Hereford provides a wider range of shopping, educational and transport facilities, making the area ideal for both permanent residence and countryside retreat.



ACCOMMODATION

The accommodation is well proportioned throughout. Entering via the front door, the home flows into a bright dining room with windows overlooking the front garden, leading through to the kitchen.

The sitting room is a particularly inviting space, centred around a fireplace and opening through double doors into a charming conservatory, where delightful views across the garden create the perfect place to relax throughout the seasons. The kitchen is fitted with a range of wall and base units, incorporating an electric hob, separate double oven and sink, with a pleasant outlook over the rear garden. Adjoining the kitchen is a practical utility room with fitted units, sink and downstairs cloakroom.

To the first floor are three bedrooms and the family bathroom. Two of the bedrooms feature built-in wardrobes and are considered generous doubles, including the principal bedroom with dual front-facing windows.





OUTSIDE

Outside, the property continues to impress. To the front is ample parking for several vehicles, enclosed by mature hedging, together with a garage and gated side access to the rear. The beautifully established garden is a particular feature of the home, filled with colourful borders, mature shrubs and peaceful seating areas. Beyond the garage lies a productive vegetable garden with raised beds, ideal for those seeking a rewarding rural lifestyle.



SERVICES

The property is connected to mains water, mains electricity, private shared drainage and oil-fired 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 "D"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile – 07717 410757

harry@sunderlands.co.uk

ANTI MONEY LAUNDERING CHECKS

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.

DIRECTIONS

What3Words: ///rotations.baroness.waggled

MOBILE & INTERNET CONNECTION

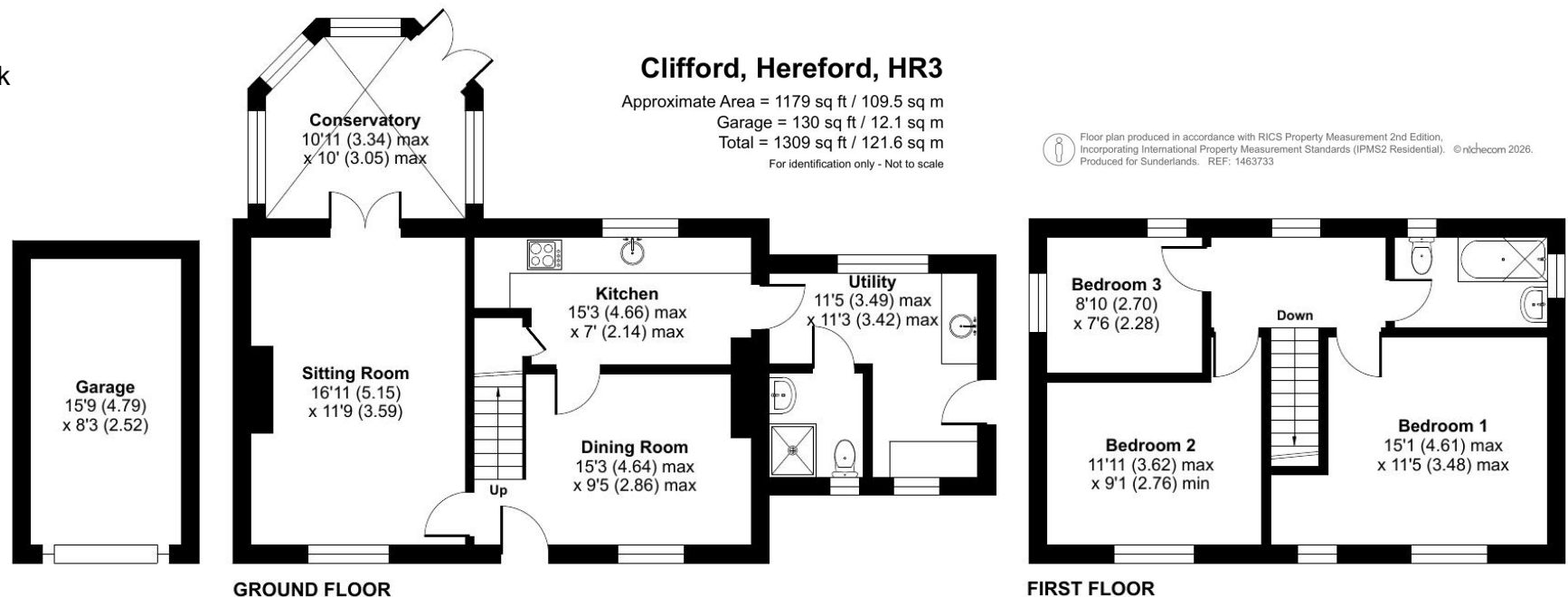
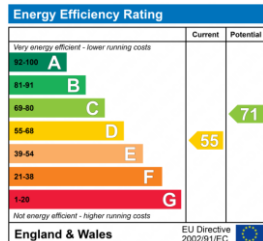
Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: Offa House, Hereford.
 HR1 2PQ REGISTERED NO: OC338911



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Sunderlands. REF: 1463733