



# Myrtle Cottage

Vowchurch Common, Hereford, Herefordshire, HR2 0RL



COUNTRY & CLASSIC

## Myrtle Cottage

A beautifully presented three bedroom detached cottage, recently renovated & extended to an exceptional standard. Blending the character & charm of a period home with the comfort & efficiency of modern living. Occupying an elevated rural position, the property enjoys far-reaching panoramic views towards Hay Bluff & across the Golden Valley. Set within just under an acre of grounds, with bespoke greenhouse & substantial workshop/studio/garage, attractive terracing & a wood-fired hot tub. Positioned on a quiet country lane the cottage is close to Peterchurch, between Hereford & Hay-on-Wye.

### THE PROPERTY

- Triple-aspect kitchen/dining room featuring full-height glazing & doors opening onto the terrace, with stunning views. Solid wood flooring & underfloor heating, bespoke hand-crafted kitchen with solid wood worktops, central island, double Belfast sink, range cooker & striking copper splashback
- Spacious sitting room with solid oak flooring, characterful inglenook fireplace with woodburner. Deep south-facing Douglas fir window sills & a unique feature 'world map' wall
- Separate utility room with Belfast sink
- Attractive ground floor shower room with WC
- Practical enclosed rear porch, ideal for boots & log storage
- Main bedroom with vaulted ceiling & dual-aspect windows
- Two further south-facing double bedrooms
- Stylish family bathroom with freestanding copper bath & coordinating towel rail

### THE OUTSIDE

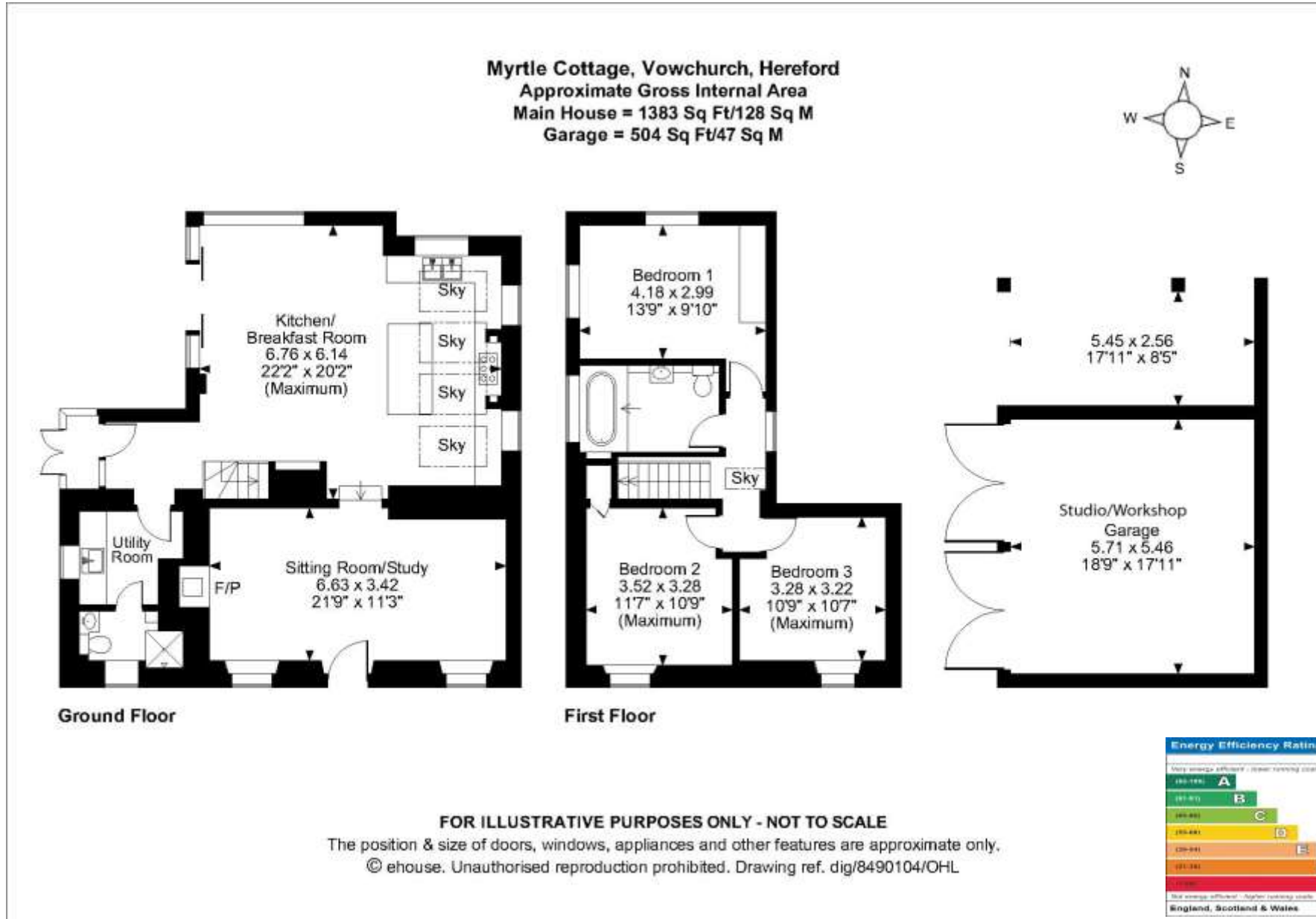
- Substantial oak-framed double garage/workshop/studio with woodburning stove & an open-sided bay
- Bespoke Victorian-style greenhouse
- Tiered lawned & terraced gardens with multiple seating areas, all with breathtaking views
- Wood-fired hot tub & outside shower
- Area of private woodland.
- Ample off-road parking





# FLOOR PLANS

Total Approx. Floor Area 1887 Sq. Ft. (175 Sq. M.)



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## THE SITUATION

- Peaceful & Elevated Countryside setting
- Accessed via a quiet rural lane
- Located on Vowchurch Common just 2 miles from Peterchurch, with shop, pub, primary & secondary schools.
- 11.5 miles to both Hereford & Hay-on-Wye, providing a wider range of amenities
- 19 miles to Abergavenny (A40) & Ross-on-Wye (M50)

## PRACTICALITIES

- Council Tax Band E – Herefordshire Council
- Aluminium triple glazing to the extension; timber double glazing to the original cottage
- Mains electricity & water
- Private drainage system
- Air source heat pump
- Underfloor heating throughout the ground floor
- Broadband -High Speed Fibre

## DIRECTIONS

Postcode: HR2 0RL What3Words: oasis.walnuts.streetcar  
From the A465 Hereford to Abergavenny road, turn onto the B4348 towards Hay-on-Wye & Peterchurch. Continue for approximately 6.5 miles before turning right uphill towards Vowchurch Common. Proceed for around half a mile, where the property will be found on the left-hand side, with the garage & parking located opposite on the right

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396  
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