



Doyre Cottage

Abbey Dore,
Herefordshire
HR2 0AA



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Situated in this peaceful rural location, a 4 bedroom detached cottage offering ideal family accommodation and offered For Sale with no onward chain. The property has the benefit of a green oak frame extension (built 2008) and large gardens extending to approximately 3 acres, spacious living accommodation and we highly recommend an internal inspection. The village of Ewyas Harold lies about 1.5 miles away with an excellent range of local amenities. The Cathedral City of Hereford (12 miles) and the market town of Abergavenny (12 miles) are within easy reach.

Double glazed entrance door leading into the

Entrance Hallway

Quarry tiled floor, radiator, useful coat storage, internet point, fusebox, useful understairs storage cupboard and doors leading into the

Living Room

Exposed floorboards, feature woodburning stove with tiled hearth and brick surround with wooden mantel over, fitted wooden shelving and 4 double glazed windows to the front and rear aspects.

Open plan Kitchen/Dining/Family Room

Kitchen fitted with a range of wooden base units with ample wooden worksurfaces, Belfast sink, under-counter space for dishwasher, integrated electric oven and integrated 4-ring induction hob, wood pellet fired boiler, double glazed windows to the side and rear aspect, door into the rear porch and opening into the Dining/Family Room with radiator, feature wooden floorboards and 10 double glazed windows overlooking the beautiful rear garden with double glazed wooden French doors leading out to the patio area and door leading into the

Dining Room

Quarry tiled floor, radiator, double glazed window to the side aspect, 2 built-in storage cupboards with fitted shelving and door leading into the

Utility Space

Fitted base units, wooden worksurface, stainless steel sink and drainer, low flush WC, under-counter space for washing machine, double glazed window to the side aspect.

Rear Porch

Quarry tiled floor, double glazed uPVC door to the side aspect and stairs with carpet runner leading to the

First Floor Landing

Wooden floorboards, Velux window, useful built-in storage cupboard with fitted shelving and hot water cylinder, gas central heating thermostat, loft hatch, double glazed window to the side aspect and doors to

Bathroom

Suite comprising panelled bath with tiled surround, single shower cubicle with mains fitment shower over and glazed sliding door, low flush WC, wash hand-basin with tiled splashback and storage under, heated towel rail, extractor, double glazed window to the front aspect.

Bedroom 4

Exposed floorboards, feature fireplace, radiator and double glazed window to the side aspect.

Bedroom 3

Exposed floorboards, radiator, feature fireplace, fitted wooden shelving, double glazed window to the side aspect and opening into a wardrobe space with double glazed window overlooking the side aspect.

Bedroom 2

Wooden flooring, double glazed windows to the front and rear aspect with beautiful countryside views, radiator, built-in storage cupboards and door leading into the EN-SUITE SHOWER ROOM with suite comprising corner shower cubicle with mains shower fitment and glazed sliding doors, low flush WC, wash hand-basin with tiled splashback, extractor, heated towel rail and double glazed window to the front aspect.

Master Bedroom

Fitted carpet, 5 double glazed windows to the side and rear aspect with picture windows overlooking the garden and countryside beyond, radiator and wooden ladder leading up to the mezzanine with fitted carpet and Velux window.

Outside

To the front of the property a wooden gate leads to the garden which is mainly laid to lawn, enclosed by hedging and a variety of mature shrubs and trees. There is side access to a further lawned area and a paved pathway leading to the rear access and garden which is mainly laid to lawn with a range of mature trees. There is also a fenced off area - perfect for chickens and a stile leading into the remainder of the land owned by Doyre Cottage which extends to approximately 3 acres. The land is lawned and enclosed by fencing with an array of mature trees and there are also solar panels providing electricity.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E
Water and drainage - rates are payable/metered supply.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - [///constrain.asset.slicer](#)

Agents note

Please note the parcel of land highlighted in green on the boundary plan is not owned by Doyre Cottage but is held on a licence. There is also an attached overage clause on the land to the rear (currently waiting on clarification of this). For more information, please ask the agent.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

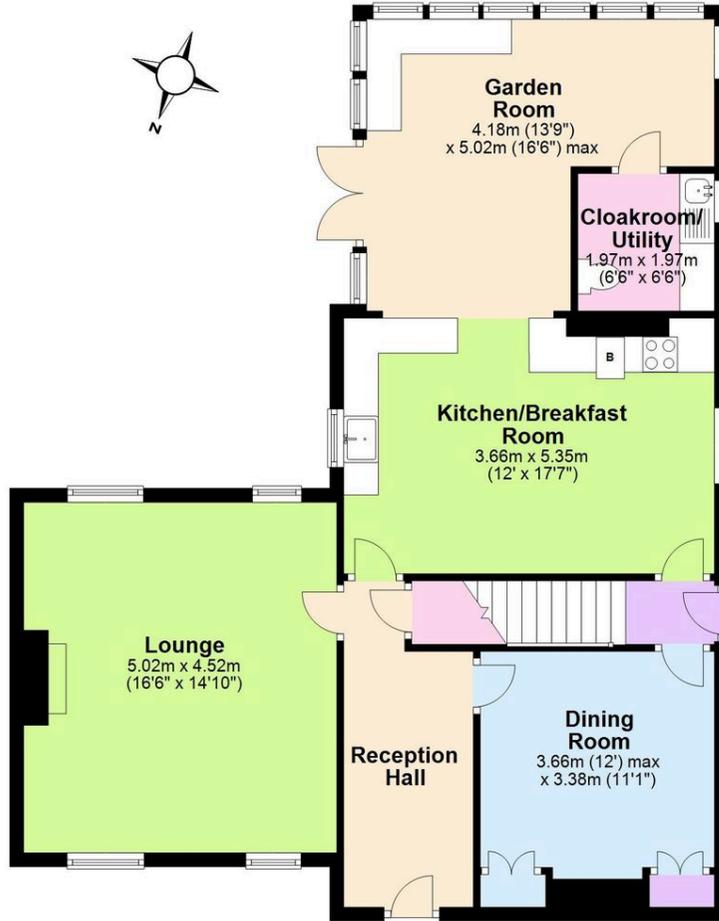


Plan not to scale for illustration purpose only



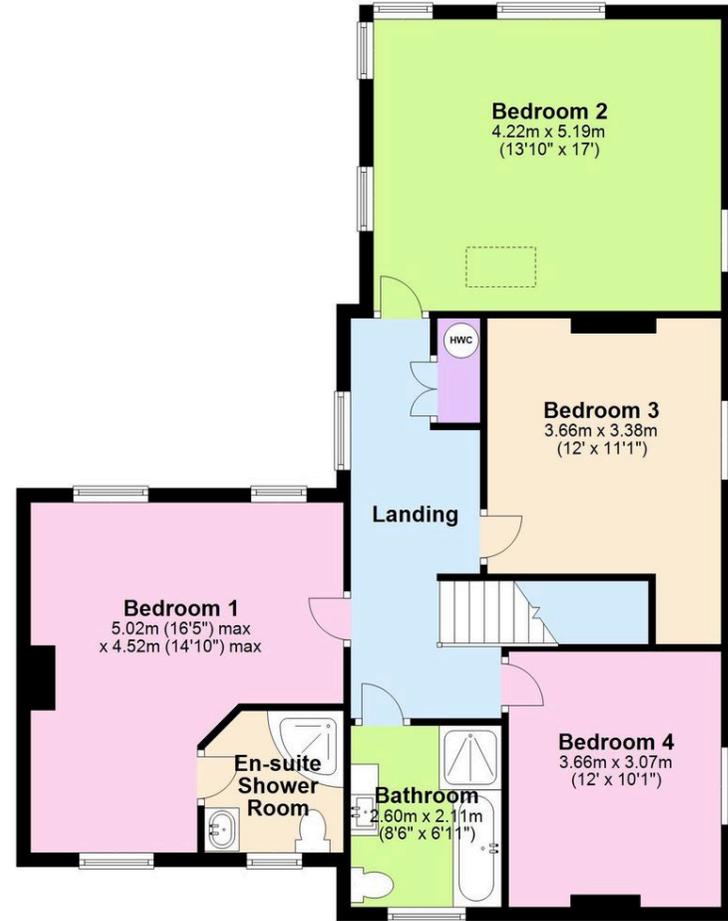
Ground Floor

Approx. 89.8 sq. metres (966.4 sq. feet)



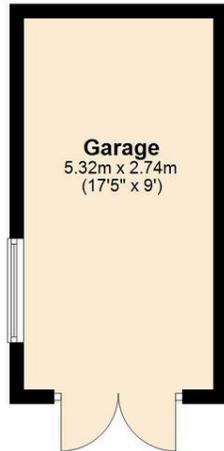
First Floor

Approx. 90.0 sq. metres (968.6 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 179.8 sq. metres (1934.9 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Doyre Cottage, Abbeydore, Hereford



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