

4 Dore View

Dorstone, Hereford



**4 Dore View
Dorstone
Hereford
Herefordshire
HR3 6AJ**

- *Charming two-bed terraced barn conversion*
- *Beautifully presented throughout*
- *Stylishly updated with a contemporary kitchen and bathroom both with electric underfloor heating*
- *Situated within an exclusive rural courtyard development*
- *Set in the heart of the picturesque Golden Valley*

Hay on Wye 6.5 miles
Hereford 15 miles
Brecon 21.5 miles

INTRODUCTION

Occupying an enviable position within an attractive courtyard development on the edge of the sought-after village of Dorstone, 4 Dore View is an immaculately presented barn conversion that effortlessly combines period character with contemporary comfort.

Lovingly enhanced by the current owner, the property has been tastefully updated to create a welcoming home of exceptional quality. A beautifully appointed kitchen and stylish modern bathroom complement the property's original charm, while light-filled interiors and well-balanced accommodation offer an appealing sense of space throughout. Outside, the thoughtfully landscaped garden provides a private haven for relaxing and entertaining, creating an idyllic setting in which to enjoy the tranquillity of the surrounding countryside. Whether sought as a permanent residence, a peaceful country retreat or an investment opportunity, 4 Dore View offers an outstanding lifestyle in one of Herefordshire's most desirable rural locations.

LOCATION

Nestled within the heart of the picturesque Golden Valley, Dorstone is an enchanting Herefordshire village, celebrated for its unspoilt countryside, rolling hills and spectacular far-reaching views across one of the county's most beautiful landscapes.

Despite its wonderfully peaceful rural setting, the village enjoys excellent accessibility to the surrounding area. Just a short drive away lies the renowned market town of Hay-on-Wye, internationally celebrated for its literary heritage and home to an excellent selection of independent boutiques, artisan cafés, acclaimed restaurants, galleries and its much-loved weekly market, alongside an extensive range of everyday amenities.

The surrounding landscape is a paradise for walkers, cyclists and nature lovers alike, with an extensive network of footpaths, bridleways and quiet country lanes weaving through the rolling countryside of the Welsh Marches. Combining rural tranquillity with excellent connectivity, Dorstone offers an exceptional quality of life within one of Herefordshire's most sought-after settings.



ACCOMMODATION

A glazed entrance door opens into a welcoming reception hall, where a useful storage cupboard provides practical everyday convenience.

The delightful sitting room enjoys a dual-aspect outlook, with windows to both the front and rear elevations allowing natural light to flood the room throughout the day. Bright and inviting, it offers a comfortable space in which to relax while retaining the warmth and character synonymous with barn conversions.

The recently refitted kitchen has been thoughtfully designed to combine style with functionality, featuring a contemporary range of cabinetry complemented by generous work surfaces, an electric oven and induction hob, stainless steel sink and drainer, and ample storage, creating a practical and attractive space for everyday living.

The accommodation is completed by two generously proportioned double bedrooms and a beautifully appointed contemporary bathroom fitted with a shower, wash hand basin and WC.





OUTSIDE

To the front of the property are two allocated parking spaces together with an attractive planted border, creating an inviting first impression.

The rear garden has been carefully landscaped to provide a series of thoughtfully designed outdoor spaces, ideal for al fresco dining, entertaining or simply unwinding in peaceful surroundings. Well established and easily maintained, it forms a natural extension of the living accommodation and offers the perfect setting from which to appreciate the beauty and tranquillity of the surrounding countryside.

SERVICES

Mains electricity, mains water, communal drainage (£26 charge per month) and oil-fired central heating. There is also electric underfloor heating in the kitchen and bathroom.

Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

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.

harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

COUNCIL TAX BAND

Herefordshire County Council Band "C"

DIRECTIONS

What3words ///priced.cabinet.exporters

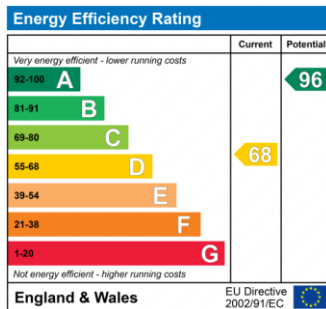


ANTI MONEY LAUNDERING CHECKS

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.

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Approximate Area = 602 sq ft / 55.9 sq m
For identification only - Not to scale



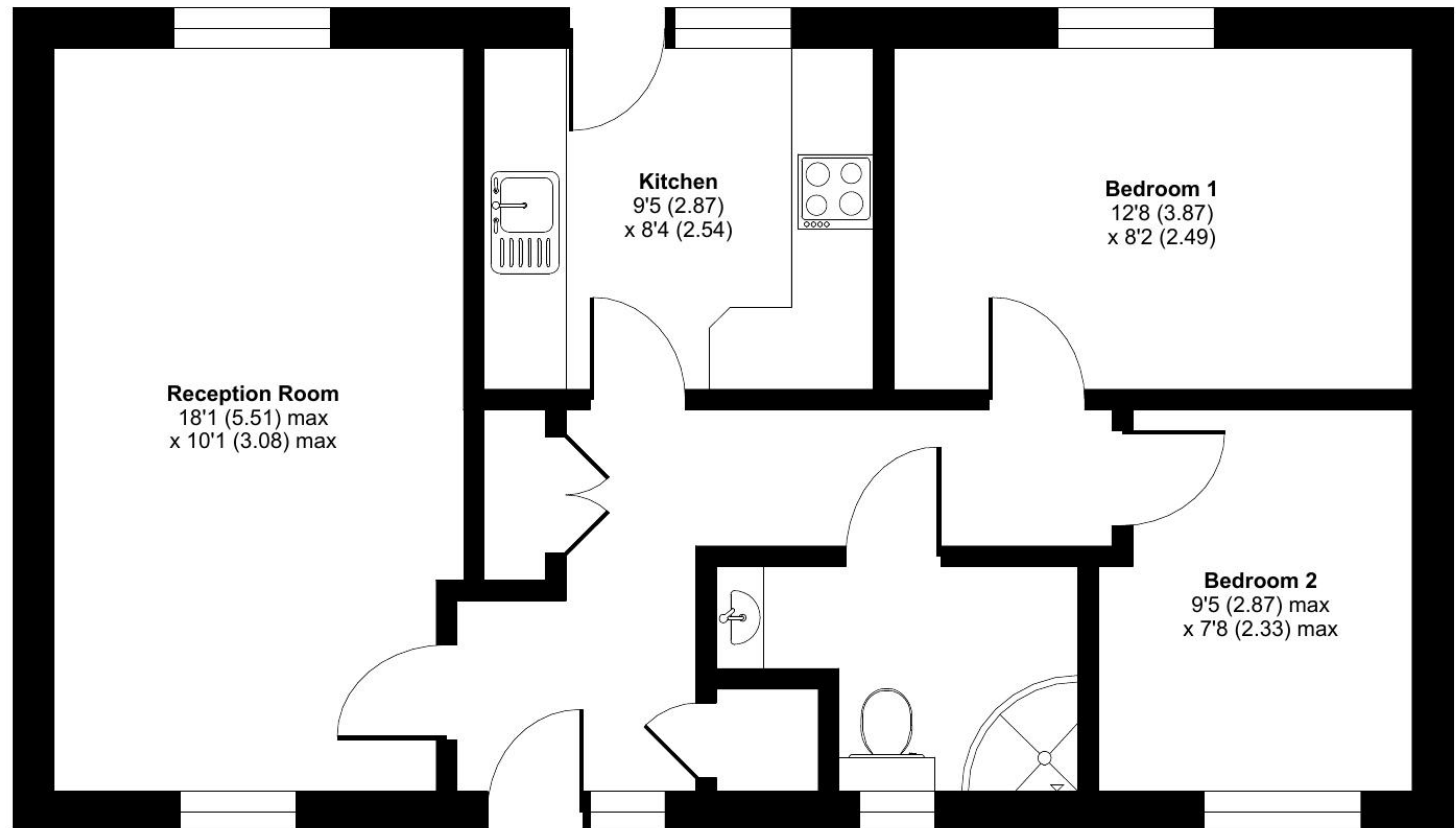
Harry Aldrich-Blake
Tel 01497 822522
harry@sunderlands.co.uk

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

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



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1492868