



BARNFIELDS & GATTIMER LODGE
Dorstone HR3 6AW



Gloriously positioned in the heart of the Golden Valley, and surrounded by open farmland, a stunning south facing, detached, stone barn conversion set in maturing landscaped gardens, together with a superbly appointed and detached holiday cottage, all converted to the highest standards, and set in 2.8 acres of grounds.

Guide Price £985,000



Barnfields and Gattimer Lodge

Dorstone

Herefordshire

HR3 6AW

Barnfields

Barnfields occupies a stunning position in the heart of the Golden Valley and is surrounded by its own gardens and grounds, which extend to approximately 2.8 acres, it offers privacy and protection and is well placed between the popular and well-serviced villages of Dorstone and Peterchurch. The two villages and surrounding area offer an extensive range of local facilities, which include the highly regarded Fairfield School, village shops, post office, public houses and much more. Further facilities are available at the market town of Hay on Wye, with its world renowned literary festival, Cathedral city of Hereford and at the market towns of Abergavenny and Monmouth.

The property has been well designed and beautifully converted with great attention to detail. The five-bedroom home enjoys stunning and uninterrupted views from all directions and has a very comfortable feel throughout. It includes solid English oak joinery, wooden painted handcrafted windows as well as oil fired central heating, which is underfloor downstairs. Many of the fittings are contemporary whilst still retaining the barns original form and character, accented with a natural Welsh slate roof and cast guttering.

Forming the main hub of the house is a well-appointed farmhouse style kitchen/breakfast room. It includes a feature four oven oil and electric Aga, fitted floor cupboards, double Belfast sink and a beautiful outlook over the gardens. This is supported by a large walk-in pantry and a utility room equipped with an additional double sink and also houses the washing machine and tumble drier. At one end of the property there is a wonderful drawing/sitting room with a large Georgian style feature fireplace with granite hearth and surround and multi-fuel fitted fire. The central dining room is ideal for entertaining and benefits from a solid oak floor, full length glazed doors that overlook the beautiful formal gardens to the front and rear of the property.

An oak staircase leads to the first-floor landing, with further extensive views over the open mixed arable farmland. The master bedroom has dual aspect windows and benefits from two built-in wardrobes and a beautifully appointed shower room. There are four additional supporting bedrooms all well-appointed, and a family shower room.

A short distance from the main house lies:

Gattimer Lodge

This is substantial in its own right and has recently been created by the owners

as accommodation. Gattimer Lodge is built of solid construction with cladding and stone and lies to the rear of the main house and offers an extensive, impressive and adaptive living space, ideal for holiday lets. It too benefits from uninterrupted views down the valley with English oak joinery and contemporary fittings, all of which are of the highest specification throughout. There is a large sitting room with wood burner and a dining area with double French doors out on to the flagstone terrace. A well-appointed kitchen services the property and two entrance hallways provide access to the three king sized bedrooms. As well as having two shower rooms, the property has a wet room and a dressing room. It also has an outside boiler room and planning for an additional two bedrooms and two bathrooms, if required. The property has its own parking area.

Gardens

These unique properties are set within exquisitely landscaped gardens which have been lovingly created by the existing owners and further enhance the property's setting. There is a stone walled garden to the front of Barnfields with a flagstone terrace and raised herbaceous and shrub borders and a lily pad pool, as well as a large lawn areas and secret garden to one side with post and rail fencing.

The main driveway is lined with a beech hedge and sweeps around to the rear of the property to an extensive gravelled parking area bonded by lush greenery and allows access to both the main property and the ancillary accommodation. The land lies to the rear and side of the property and extends to approximately 2.8 acres.

Services and Considerations

Mains electricity, mains water, oil fired central heating and private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax F for Barnfields, Council Tax tbc for Gattimer Lodge. Freehold. Broadband available. EPCs C.





Converted to the highest specification and well presented and maintained





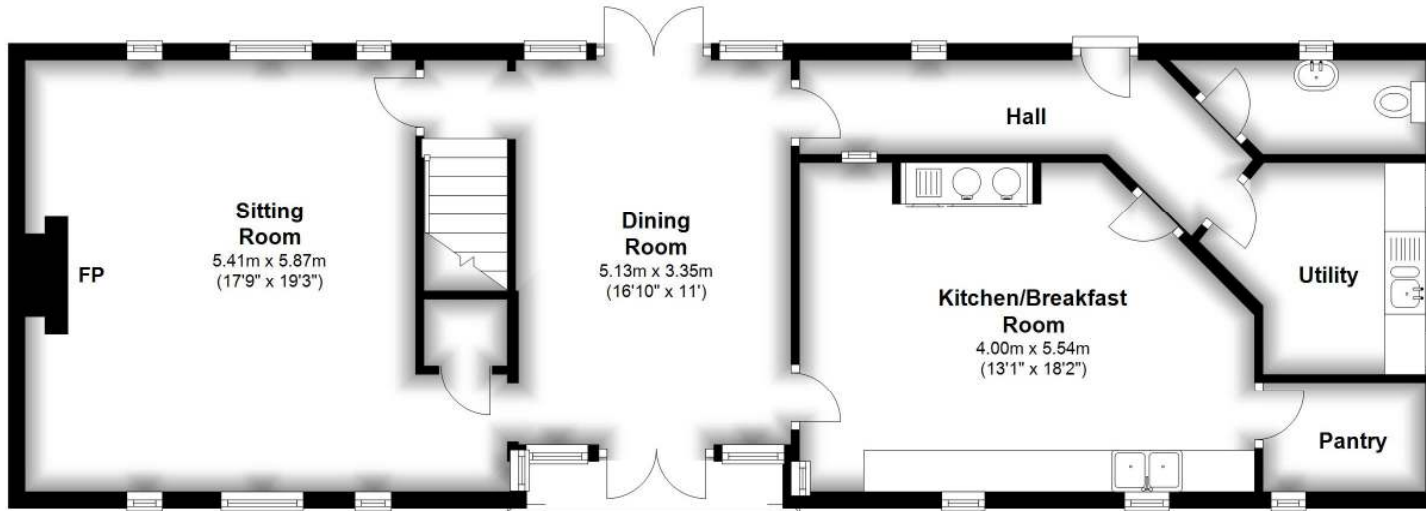
Very versatile with style and character





Barnfields, Dorstone

Approx. 107.1 sq. metres (1152.4 sq. feet)



First Floor

Approx. 89.7 sq. metres (965.5 sq. feet)



Total area: approx. 196.8 sq. metres (2117.9 sq. feet)

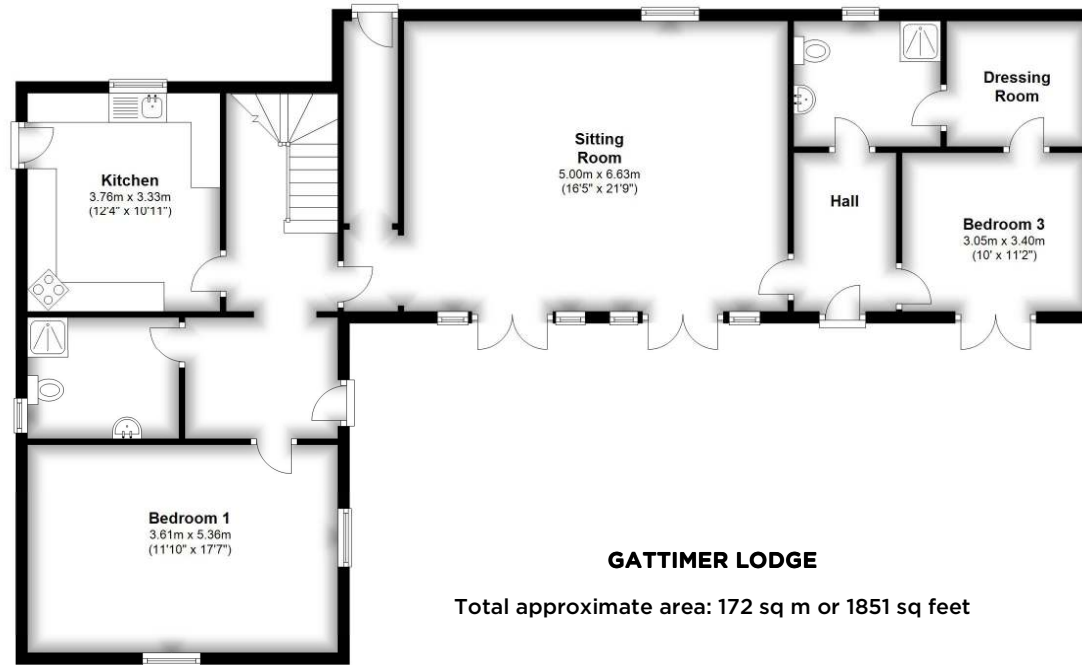
Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd
Plan produced using PlanUp.



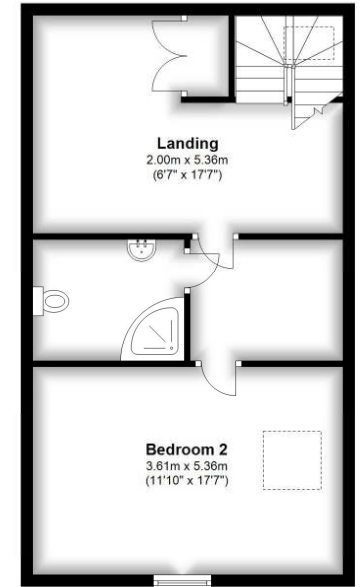
GATTIMER LODGE



Ground Floor
Approx. 116.2 sq. metres (1251.2 sq. feet)



First Floor
Approx. 55.7 sq. metres (600.0 sq. feet)



GATTIMER LODGE

Total approximate area: 172 sq m or 1851 sq feet



Directions

From Hereford initially proceed on the A465 towards Abergavenny. After a short distance bear right onto the B4349 towards Clehonger and Madley. At Clehonger bear left and continue on the B4349 towards Kingstone. Proceed past the school and at the T junction turn right onto the B4348 towards Peterchurch. Continue through Peterchurch and turn left at The Nags Head public house. At the next crossroads turn right and follow this lane for approximately 1.5 miles and Barnsfield will be found on the right-hand side.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | brightwells.com

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Brightwells

Est. 1846





With lovely mature gardens and grounds to 2.6 acres





Surrounded
by lovely
countryside