



Boston Cottage, Hinton Cross, Peterchurch, Hfds, HR2 0SQ



Sunderlands

Residential Rural Commercial



**Boston Cottage
Hinton Cross
Peterchurch
Herefordshire
HR2 0SQ**

- Delightful period cottage
- Beautiful Golden Valley Location
- Set in 4.80 acres
- Excellent equestrian facilities including stables and outbuildings

**Peterchurch 1 mile
Hay-on-Wye 8 miles
Hereford 10 miles**

Description

A delightful period cottage found on the edge of Peterchurch Village, with three reception rooms, a bathroom and a separate boot room. On the first floor there are three bedrooms with an en-suite shower room to bedroom one.

The accommodation is tastefully presented and benefits from two wood burners in two of the reception rooms. The accommodation is full of character and reflects the period of the cottage with the later extension.

One of the main features of the property is the equestrian facilities that it offers with land extending to **4.80 acres**, a large barn already fitted with stables and a separate concrete stable block. The land has been well maintained and is appropriately fenced with the further benefit of a separate driveway leading up to the yard.

Location

The property is found adjacent to Long Lane on the edge of Peterchurch Village. The village itself offers an excellent range of services and facilities including primary and secondary schools, a village store, a hair salon and two public houses.

A wider range of services and facilities can be found in Hay-on-Wye which is renowned for its Literary Festival, a wide range of boutique shops and antique shops with Hereford being the main population centre for the area.

In Hereford there is also a train station providing train links to the rest of the country and the nearest motorway links are found at Ross-on-Wye for the M50/M5.

Peterchurch is found in the Golden Valley and is well known for having excellent walking and riding with an extensive network of country lanes and bridle paths.

Accommodation

On entering through the front door into the dining area there is a wood burning stove and a door to the right of the stove which leads to the sitting room and an opening leads into the kitchen.

The kitchen is fitted with base and wall units, and has work surfaces, an electric oven and hob, a Belfast sink and plumbing for a dishwasher. A doorway leads through to the rear porch where there is plumbing for a washing machine, work surface, window to one side and a door leading outside.

From the kitchen there is also a door into the downstairs bathroom with a corner bath, separate shower cabinet, close-coupled w.c, wash-hand basin and 2 windows.

From the dining room a doorway leads to the snug, a cosy seating area with windows to the front and rear. On the other side of the dining room there is access to the main sitting room with a windows to the front and rear and a wood burning stove. From the snug a staircase leads to the first-floor landing giving

access to 2 bedrooms, one of which is considered double in proportion and both bedrooms have fitted wardrobes.

From the sitting room a second staircase leads up to the main bedroom with a dormer window and a further window to the side, a recess for a dressing table, wardrobes and an en-suite shower room with shower cabinet, close-coupled w.c and a wash-hand basin.

Outside

The property is approached along the village lane where there is a gravel front driveway with attractive gardens with vegetables, fruit trees and ornamental borders . To the rear of the property there is a yard and patio, which are both privately fenced.

From the lane there is a separate driveway leading up to the buildings with a generous parking and turning area plus a water supply.

The concrete stable block, feed and tack room and the barn measure as follows:-

Stable 1 6.21m x 3.68m (20'4" x 12'1")

Stable 2 3.02m x 3.64m (9'11" x 11'11")

Stable 3 3.65m x 3.32m (12'0" x 10'11")

Feed and Tack Room 3.69m x 3.18m (12'1" x 10'5")

Barn 10.4m x 7.1m (34'1" x 23'4")

Offering excellent hay and feed storage with double doors to the front and there are also 2 separate stable 4.5m x 4.5m 15' x 15', lighting, power and concrete hard standing to the front.

There are 3 small sheds which were former stables, there is separate access to the yard and a water supply.

The land is on a very gentle slope offering two principal enclosures

Council Tax Band

Herefordshire Council Band "D".

Services

We are advised that the property is connected to mains water and mains electricity. Private drainage. Oil-fired central heating. Please note the services or service installations have not been tested.

Directions

From Hay-on-Wye proceed out of Hay on the B4348 and continue to the junction at Hardwicke turning right and continue on the B4348 signposted to "Peterchurch and Ross-on-Wye". Continue through Westbrook, The Bage and Dorstone on the B4348 until Peterchurch. On entering the village turn immediately right adjacent to "The Nags Head" public house this takes you along Long Lane, at the crossroads turn left and then immediately right where Boston Cottage will be found on the right-hand side on the junction.

Tenure

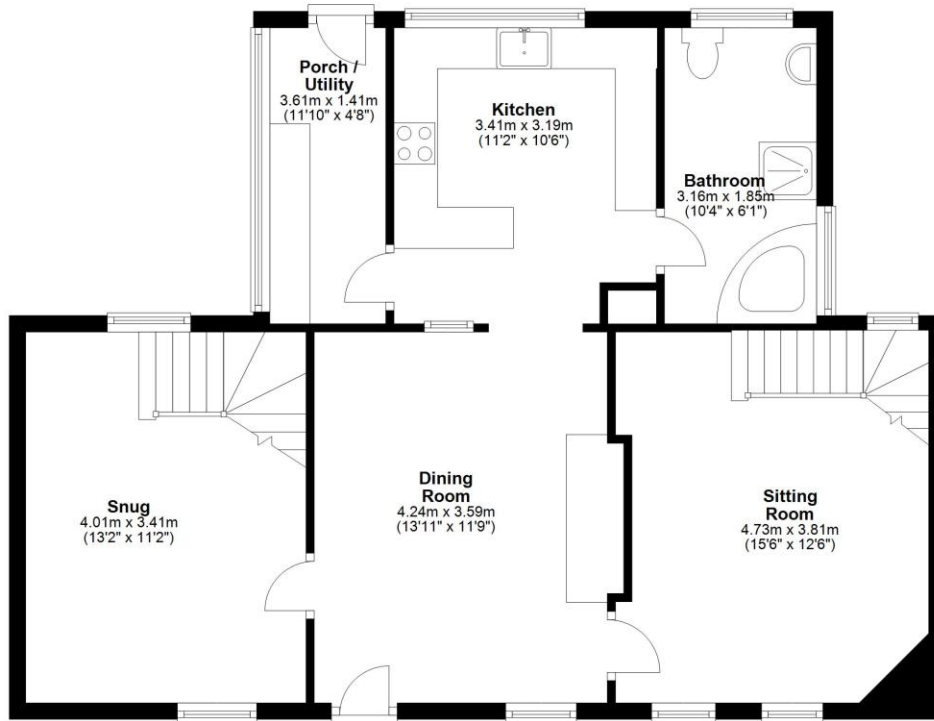
Freehold with vacant possession upon completion.



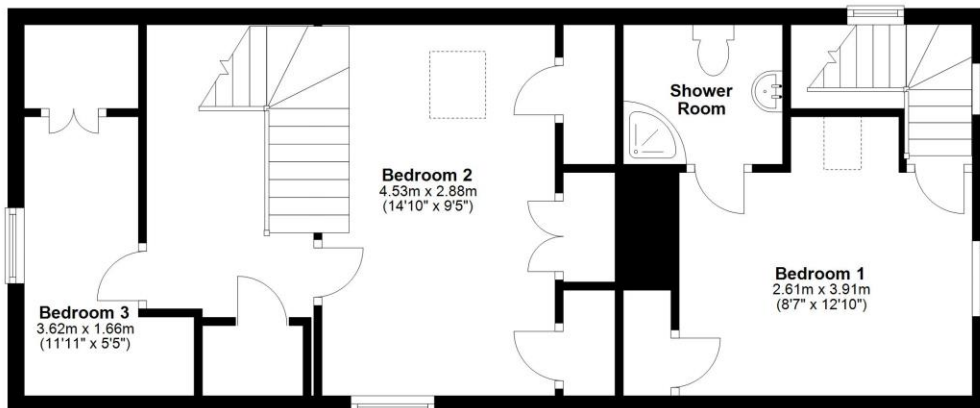




Ground Floor



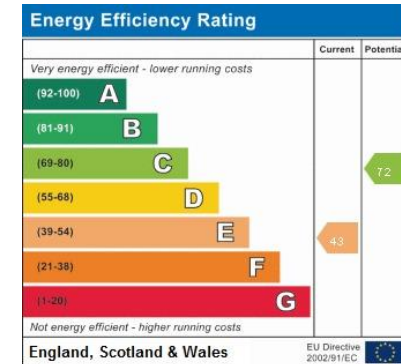
First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Viewing by appointment through Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.