



Court House, Urishay, Hereford, Herefordshire, HR2 0SY



**Sunderlands**  
Residential Rural Commercial





**Court House**  
**Urishay**  
**Hereford**  
**Herefordshire**  
**HR2 0SY**

#### Summary of features

- A delightful and characterful detached house
- Found in a delightful rural area of Urishay and Michaelchurch in the foothills of the Black mountains
- Located close to Peterchurch and the Golden Valley
- Extensive and versatile accommodation
- Set in generous gardens and grounds
- Guide Price - £640,000

**Hay-on-Wye 8 miles**  
**Hereford 15 miles**  
**Abergavenny 16 miles**

#### Description

Court House is a delightful rural property found in a most tranquil location in the Golden Valley area of Southwest Herefordshire.

The property offers generous and versatile accommodation with modern extensions and is set in generous gardens and grounds.

#### Location

Michaelchurch Escley is a village found approximately 8 miles from Hay-on-Wye. The village facilities include a church, village hall and a public house. Educational provision can be found at the ever-popular schools of Michaelchurch Escley Primary and Fairfield High School which is located just 3 miles away in the village of Peterchurch.

The property is found approximately equidistance from Hereford and Abergavenny, both of which offer excellent services and facilities including mainline rail connections.

Hay-on-Wye is the nearest town and is a popular tourist destination found within the Brecon Beacons National Park (Bannau Brycheniog) and within the Wye Valley.

Known as the "town of books" Hay-on-Wye is famous around the world for its Literary Festival which is held annually in May. Services in the town include two dental surgeries, a medical practice, primary school, cinema, chemist, library, a wealth of second-hand bookshops and antique shops and an excellent and diverse market which operates every Thursday. There is

a wide range of public houses, restaurants and cafes, all located close to the town centre.

#### Accommodation

You enter through the front door into the hallway where there is a cloak cupboard to the left-hand side. Immediately ahead is the kitchen with a range of fitted units, an electric oven and hob, ceramic sink, plumbing for a dish washer and windows and door to the outside.

The door leads through to a downstairs utility room with plumbing for a washing machine and a door to the outside. There is also a cloakroom with w.c. and a wash-hand basin and a boiler room.

On the ground floor there is a downstairs bedroom with double doors to the garden and a window to rear, built in cupboards, window to the front. The room has the benefit of an en-suite wet room with w.c., wash basin, shower and window to outside.

Leading through to the original part of the house is a sitting room with windows and a wood burner within an exposed stone fireplace and character oak beams and bread oven. A staircase in the sitting room leads to the first-floor landing providing access to all three bedrooms, two of which are considered double in proportion with the third smaller bedroom having served well as a bunk bedroom. The main bedroom has doors out onto a balcony and an en-suite bathroom with w.c. and basin. On the first floor there is also a shower room with shower cubicle, w.c and a wash-hand basin.



## Outside

The property is approached through a metal 7 bar gate onto a private drive which leads down into the generous parking and turning area. Immediately on the left-hand side there is a single garage with a pedestrian door connecting to a useful storeroom which also has a door through to the rear patio.

The main garden is to the rear and side of the house and is interspersed with trees and shrubs with a level lawn area and a summer house. There is also a pond, which is a haven for natural wildlife and a range of fruit trees including apple, pear, plum and mulberry and the land leads down to a stream.



## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

Herefordshire County Council Band "D"

## Services

We are advised that the property is connected to mains electricity, private water and septic tank drainage with oil-fired central heating. Please note the services or service installations have not been tested.

## Directions

From Hay-on-Wye, take the B4348 in a north-easterly direction towards Hardwicke and then turn right (signposted to Peterchurch) Continue on the B4348 through Peterchurch and just at the end of the village, at the crossroad, turn right towards Urishay.

Continue along the lane for 2.1 miles then turn left by the telephone box and go down lane where the property will be found on the last driveway on the right-hand side.

What3Words - //stretcher.relaxed.homes

## Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

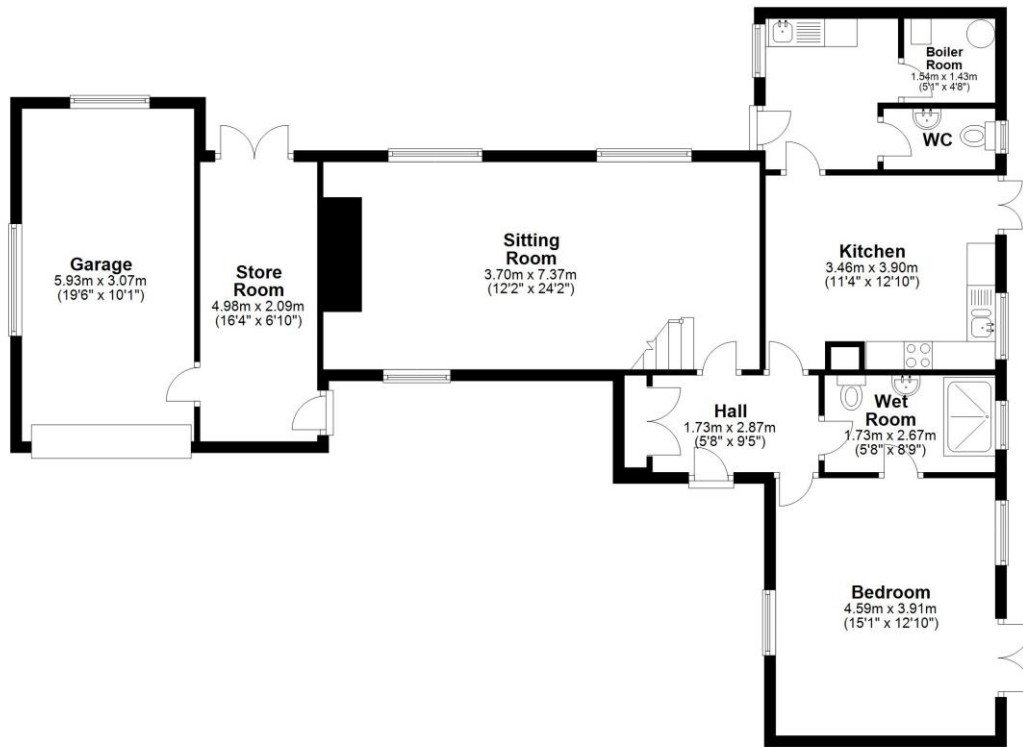
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

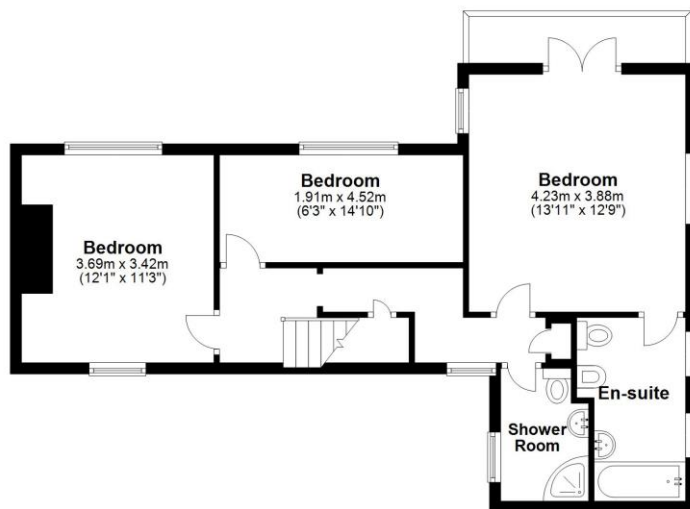
Harry Aldrich-Blake 07717 410757



**Ground Floor**



**First Floor**



Total area: approx. 171.4 sq. metres (1845.4 sq. feet)

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

**Viewing by appointment through Sunderlands**

**Hay-on-Wye Branch**

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

**Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161  
Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		55
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.