



Myrtle Cottage

Vowchurch, Hereford, Herefordshire, HR2 0RL



COUNTRY & CLASSIC

MYRTLE COTTAGE

Stunning Three Bedroom Detached Cottage, Recently Renovated & Extended to an Exceptional Standard, Offering all the Charm of a Period Cottage with the Modern Benefits of a New Build. Situated in just under an Acre of Land in an Elevated Rural Position Enjoying Spectacular Views to Hay Bluff & The Golden Valley. Large Double Garage, Bespoke Greenhouse, Vegetable Garden & Wood Fired Hot Tub. Located on Vowchurch Common, midway between Hereford & Hay-on-Wye

THE PROPERTY

- Stunning Triple Aspect Kitchen/Dining Room with Floor to Ceiling Windows Opening to Terrace, Giving Spectacular Views Across Open Fields to the Black Mountains. Solid Oak Floor with Underfloor Heating
- Bespoke Hand Made Kitchen with Oak Worktops, Kitchen Island, Double Belfast Sink, Range Cooker, Feature Copper Splashback and Taps
- Large Sitting Room with Solid Oak Floor Inglenook Fireplace with Woodburner. Deep South Facing Windowsills
- Utility Room with Belfast Sink Leading to
- Pretty Downstairs Shower Room & Toilet
- Enclosed Porch to Rear & Oak Framed Porch to Front
- Bespoke Oak Staircase with Wrought Iron Spindles
- Main Bedroom with Vaulted Ceiling & Double Aspect Windows Enjoying the Beautiful Views, Built in Wardrobe
- Two Further South Facing Double Bedrooms
- Family Bathroom with Feature Copper Bath & Towel Rail

THE OUTSIDE

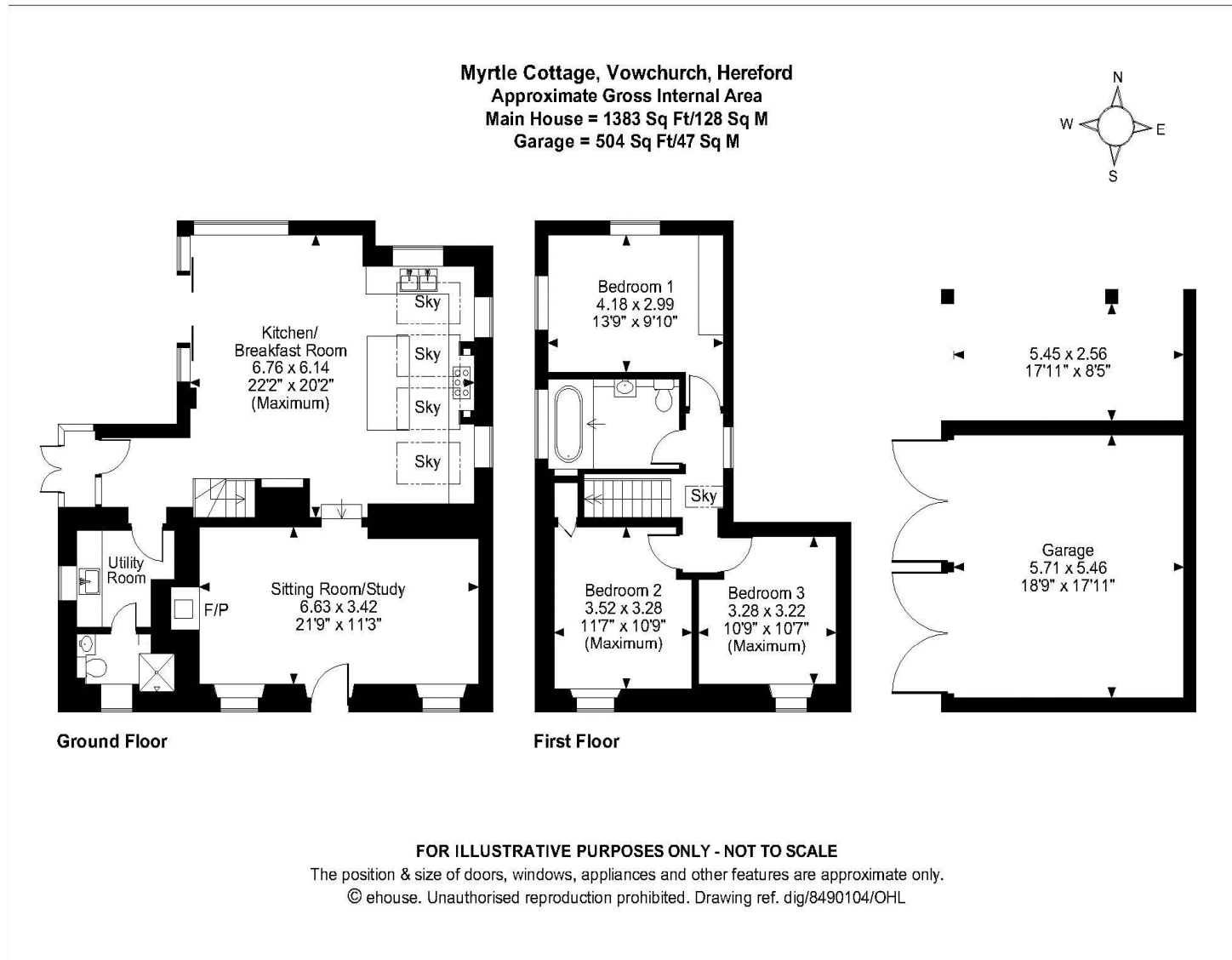
- Large Oak Framed Double Garage with Open Bay to One Side
- Bespoke Victorian Style Greenhouse
- Tiered Terracing & Seating Areas Enjoying Spectacular Views
- Wood Fired Hot Tub & Outdoor Fireplace
- Lawned & Woodland Areas
- Plenty of Private Parking
- Two Wood Stores

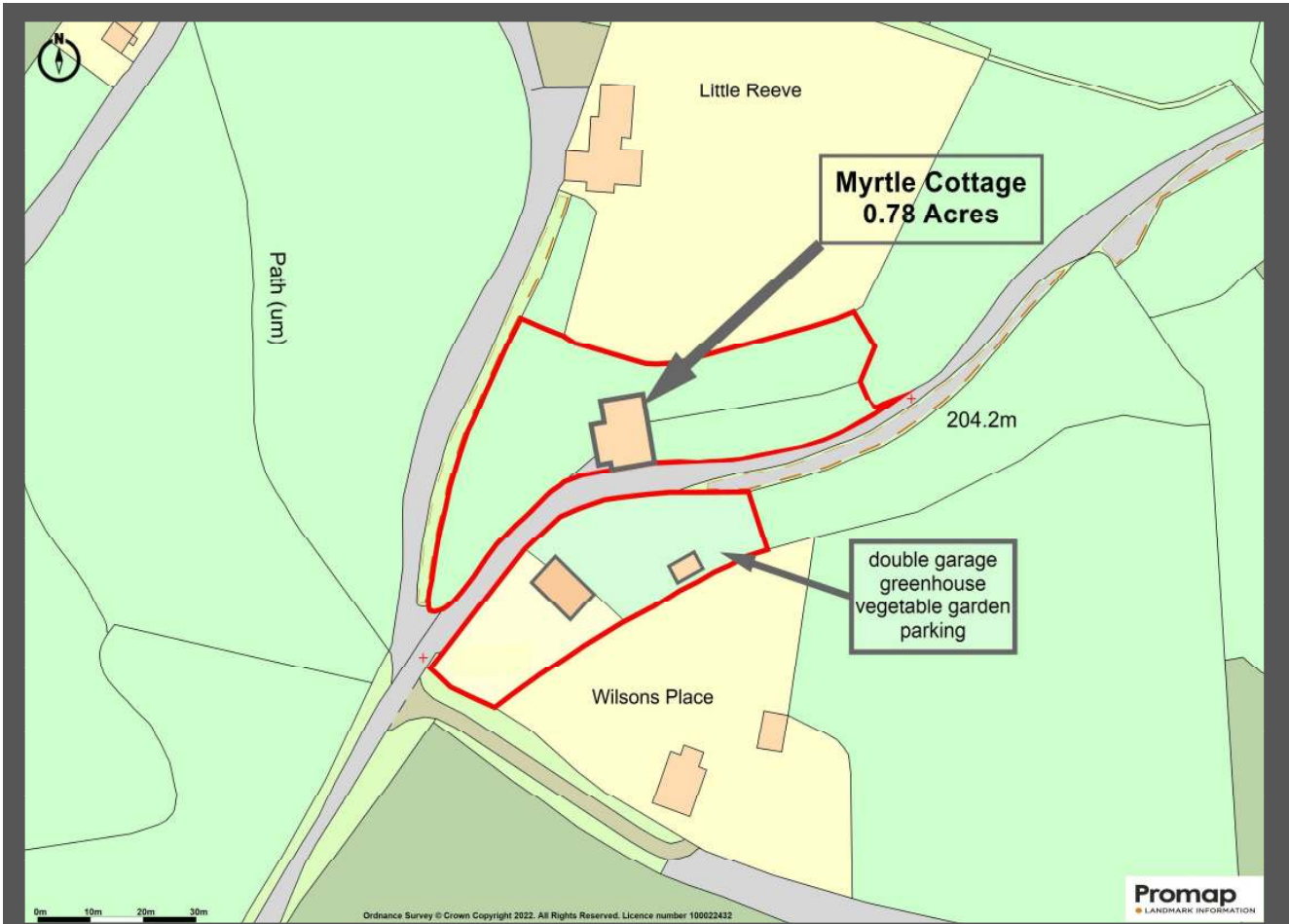




FLOOR PLANS

Total Approx. Floor Area 1887 Sq. Ft. (175 Sq. M.)







THE SITUATION

- Elevated & Quiet Rural Setting, Situated on a Country Lane
- Vowchurch Common Adjacent to Village of Vowchurch
- 2 Miles to Peterchurch with Shop, Pubs & Schools
- 11.5 Miles to both Hereford and Hay-on-Wye with Shops & Amenities
- 19 Miles to Abergavenny & A40 West
- 19 Miles to Ross-on-Wye & M50

PRACTICALITIES

- Council Tax Band E – Herefordshire Council
- Aluminium Triple Glazing to Rear Extension & Timber Double Glazing to Front
- Mains Electricity & Water
- Private Drainage
- Air Source Heat Pump with RHI Payments Approx £800 pa
- Underfloor Heating to Ground Floor
- Broadband is Available

DIRECTIONS

What3Words: oasis.walnuts.streetcar

HR2 0RL .Sat Nav is Fairly Accurate. From the A465

Hereford/Abergavenny Road take the B4348 toward Hay-on-Wye and Peterchurch. Follow the road for 6.5 miles and turn right up hill towards Vowchurch Common. Continue up the hill for approx. ½ mile and the property will be found on your left hand side with garage and parking on the right.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.


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