



Old Wood Cottage, Dorstone, Hereford, Hfds, HR3 6AQ





**Old Wood Cottage**  
**Dorstone**  
**Hereford**  
**Herefordshire**  
**HR3 6AQ**

- A delightful smallholding
- Found in a quiet and idyllic rural location
- Generously proportioned and beautifully presented 4 bed accommodation
- Set in approximately 4½ acres with stunning views

**Hay-on-Wye 4 miles**  
**Hereford 18 miles**  
**Brecon 19 miles**

### Description

Old Wood Cottage is a smallholding found in a stunning position with far reaching views over the Wye Valley and beyond. The property is found in an idyllic and quiet rural location and is set in approximately 4½ acres. There is also a range of useful outbuildings for a smallholding or lifestyle enterprise.

### Location

The property is found in a stunning and secluded location "far from the maddening crowd" in the area known as Little Mountain, close to the village of Dorstone in the upper Wye Valley. Dorstone is in close proximity to the market town of Hay-on-Wye on the edge of the Brecon Beacons National Park. The town itself is a thriving and bustling market town with an abundance of independently owned shops, cafes and bistros, public houses and restaurants. Services include two dental surgeries, a medical practice, a primary school and a pharmacy. There is also a small supermarket. Further amenities can be found in the cathedral city of Hereford some 20 miles away including the nearest railway station. Motorway connections can be found for the M50 at Ross-on-Wye, Newport for the M4 and Worcester for the M5 North.

### Accommodation

Entering the property through the front door, where there is space for coats and

boots, a doorway leads through into the central reception room, currently used as a dining room, with a range of shelving, an understairs cupboard and a window taking in the fantastic views.

Immediately through from the dining room there is a sitting room with a set of double doors leading to the outside, a wood burner, two windows to the front and a window to the rear looking out over the grounds and views.

The kitchen has windows on two sides making the area exceptionally light and airy with space for a range cooker, ample worktops and storage space and a central island.

From the kitchen there is a door to a rear lobby with a door to the outside and a further door leads to the downstairs shower room which has a shower cubical, W.C and a wash-hand basin.

Accessed from the dining room, there is a utility room which has space and plumbing for a washing machine and also houses the oil-fired central heating boiler. From the dining room, a staircase leads to the first-floor landing which provides access to all four bedrooms. The main bedroom is of exceptional proportion, bedrooms two and three are also doubles with bedroom four being a single.

A newly refitted bathroom with a large shower cubical, a free-standing bath, wash-hand basin and close-coupled W.C. Overall, the property has been greatly improved by the current owners over the last few years and offers light and airy accommodation of generous proportions.



## Outside

The property is approached via a track across the common into a parking and turning area.

To the south-west of the property there is a gate leading down to the main outbuildings. The first building with a stable door (4.40m x 4.46m) houses the private water system and has light and power.

Further on is the main barn (6.60m x 6.21m) which is of timber construction with a profile sheet roof with power and lighting.

There is also an open fronted store (5.84m x 2.73m) and a further feed store (6.10m x 6.67m) also with electric and lighting.

Adjacent to the north of the buildings there is a former aviary area and a small orchard in the main field and open fronted field shelter (7.61m x 6.94m).

Within the land there is a very productive vegetable garden with a polytunnel and fruit cages. The garden is found to the

east of the house where there is also wendy house and formal garden area with a lawn and borders either side.

To the west, as indicated on the plan attached, there is an off-lying field of approximately 0.81 acres which can also be accessed from the common.

The main area of land, which is separated into enclosures, is well fenced for livestock and has a further field shelter.



## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

Herefordshire County Council Band "B".

## Services

We are advised that the property is connected to mains electricity, a borehole water supply, private drainage and oil-fired central heating. (Please ask for further details). Oil-fired central heating. Please note the services and service installations have not been tested.

## Directions

From Hay-on-Wye, proceed out of Hay on the B4348 in a north easterly direction towards Hardwicke. Continue along this road for approximately 1.3 miles and take the right-hand turn signposted to Archenfield. Following the lane, continue on the road for 1.6 miles and take the left-hand turn signposted to Drovers Rest along a dead-end road. Continue along this lane and proceed through Drovers Rest passing between two stone buildings and on to the end of the yard where there is a gate leading out onto the common.

Proceed through the gate onto the common and where the track splits bear right and continue to the end of the track. (Please note it is advisable to travel to the property in a 4x4 vehicle).

What3words Reference:

[//campsites.tens.reseller](https://www.what3words.com/campsites.tens.reseller)

## Viewing and Contact Details

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

Contact tel: 01497 822522

Office opening hours:

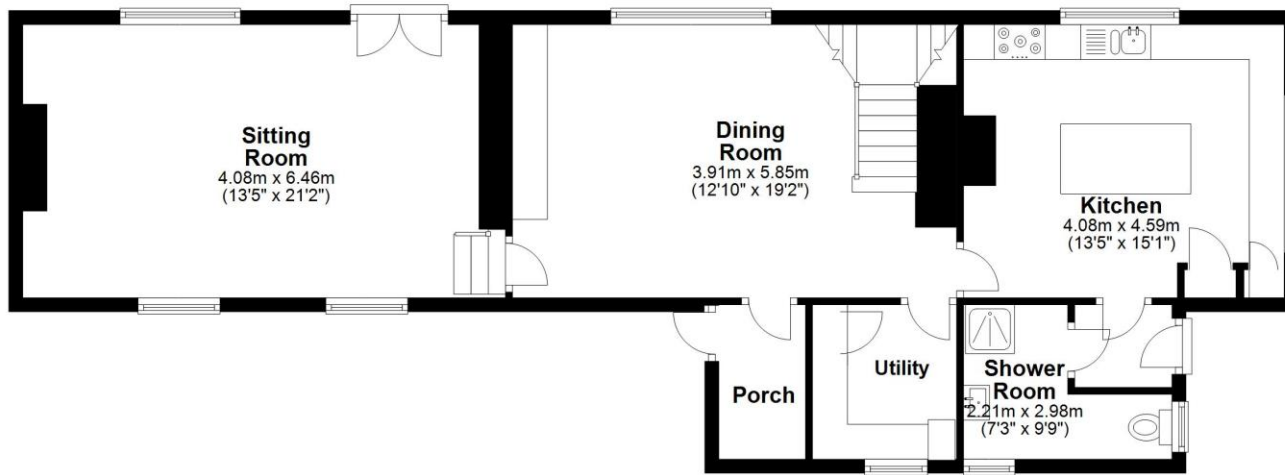
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

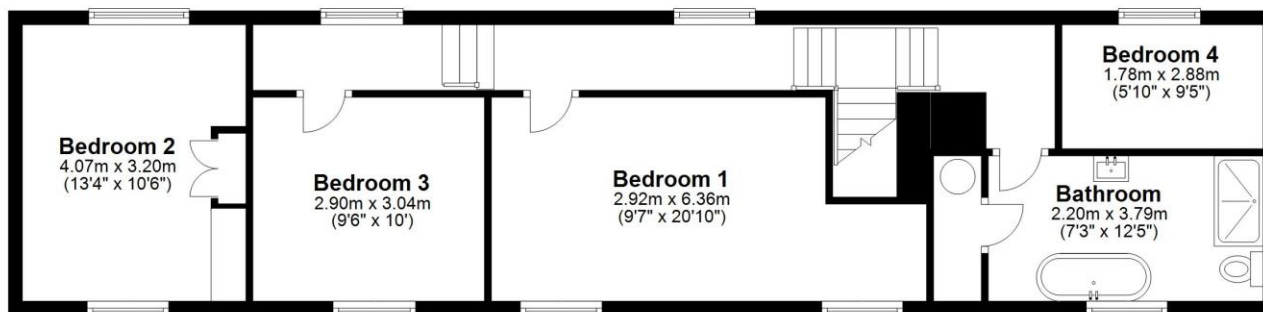
Harry Aldrich-Blake 07717 410757



## Ground Floor



## First Floor



Total area: approx. 157.1 sq. metres (1690.6 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

Out of hours contact: Harry Aldrich-Blake  
07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

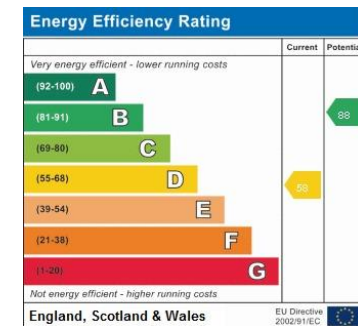
Tel: 01432 356161

Email: hereford@sunderlands.co.uk

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

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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.