



PENTWYN COTTAGE

Bacton HR2 0AP

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Bacton
Herefordshire
HR2 0AP



Available for the first time in over 40 years a detached country cottage, beautifully set in gardens of 1.45 acres, in the heart of the Golden Valley, offering huge potential for the discerning buyer.

Guide Price £545,000

Situation and Description

Pentwyn Cottage occupies a lovely rural location and is hidden from view yet offers easy access to the well serviced and popular village of Ewyas Harold. Here there are a range of village amenities with a primary school, village shop and post office, Doctors surgery, and much more. Further local facilities are available at Abbeydore, Peterchurch, Madley and Kingstone, with the ever-popular market towns of Hay on Wye and Abergavenny also within easy reach. To the north east the cathedral city of Hereford offers more extensive facilities as well as road and rail links to other parts of the country.

The property has been much loved by the current owner and is only now available due to retirement, and the need for a smaller property. Over the years the cottage has proved to be very versatile and at one time was a small garden centre and tearoom. The gardens are still extensive and well stocked with a variety of shrubs, trees and plants and there are a range of useful outbuildings including a good-sized workshop. There is huge future potential in our view for further improvement and extension in this lovely unspoilt setting.

Approached by its own private drive and large parking area a pathway leads around to the front of the cottage and to a porch and front door that leads into a small entrance hall. The hall then opens up into a Living room with an attractive fireplace and window overlooking the gardens. There is a separate study which gives access to a well-positioned conservatory which has a lovely outlook over the gardens and open farmland. There is a separate sitting room which is full of character with exposed stonework and a dressed stone fireplace with wood burner. A door then leads into a good-sized kitchen breakfast room which forms the main hub of the house and is an ideal space for any family to gather. The kitchen is well fitted and has a triple aspect giving it a pleasant outlook whilst allowing lots of light to come flooding in. At the rear of the property a utility/office provides useful space and houses

the oil-fired boiler and also gives access to a ground floor shower room.

From the hall a staircase leads up to the first-floor landing and to three bedrooms which all enjoy an outlook over the gardens and are supported by a family bathroom. The main bedroom in particular is an excellent size and has a dual aspect with a high ceiling and is approached from a good-sized rear landing/bedroom.

Outside

The gardens and grounds are a particular feature of Pentwyn Cottage and offer the property a good degree of privacy and protection. They are very well stocked with a large array of specimen plants, shrubs and trees. There are various pathways allowing you to explore the gardens as well as lawned areas and a small stream running along one boundary. From the road the cottage is approached by its own private driveway, to a large hardstanding area which provides plenty of parking and turning space with a pathway leading to a number of outbuildings including a good sized workshop 41'x 14'6", a timber studio and former tea room 24'x 26", a timber garage and greenhouse.

With gardens to 1.45 of an acre

Services and Considerations Mains electricity, private water, private drainage, oil fired central heating.

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 band E.



With excellent reception space



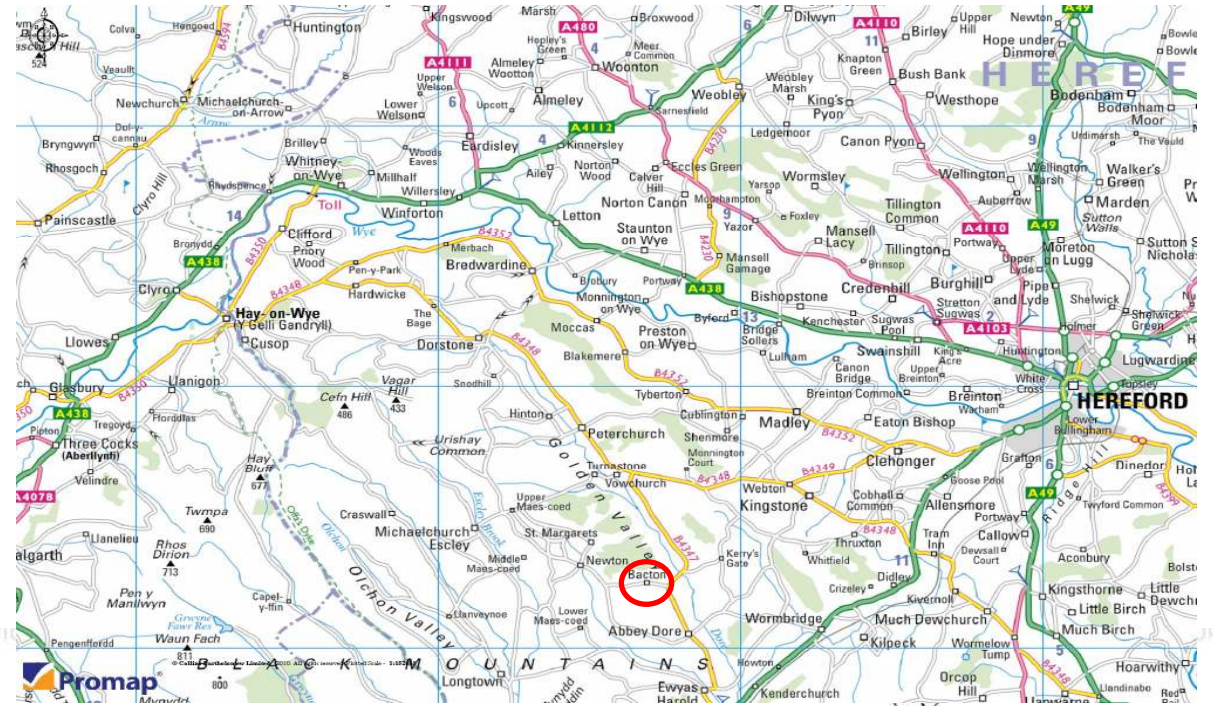


Three double bedrooms, g/f shower room and f/f bathroom

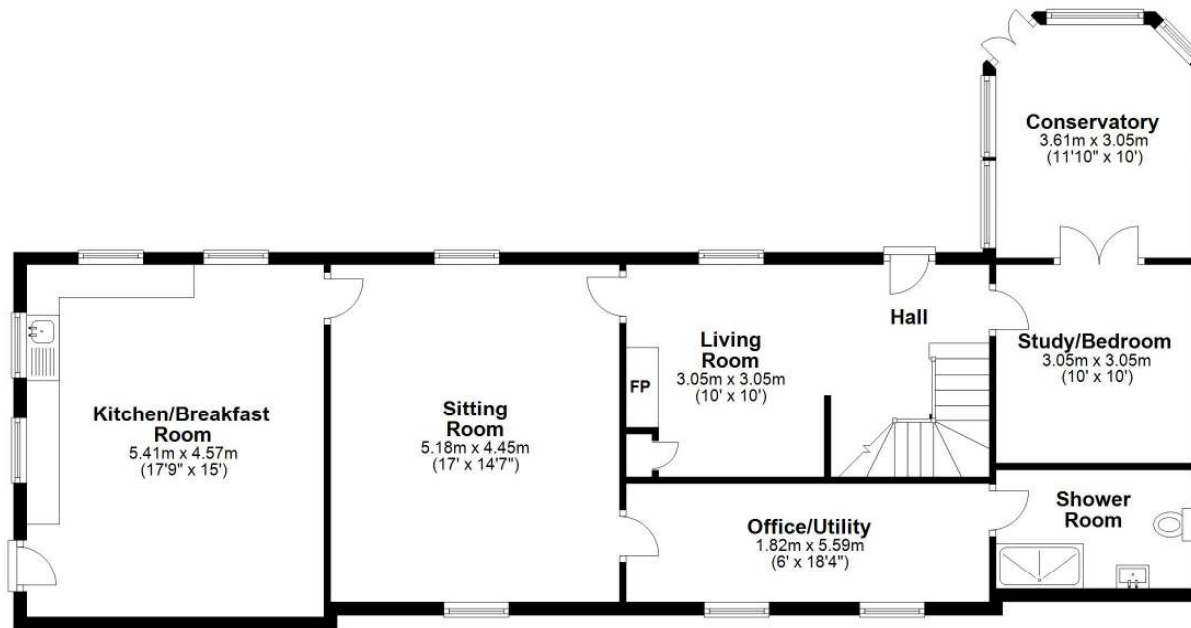


Directions

From Hereford proceed south west on the main A465 signposted to Abergavenny. After approximately 12 miles turn right into Ewyas Harold village and continue through towards Abbeydore and Bacton. Proceed past the historic Dore Abbey and continue for a further mile and the entrance to Pentwyn Cottage will be found on the left-hand side.

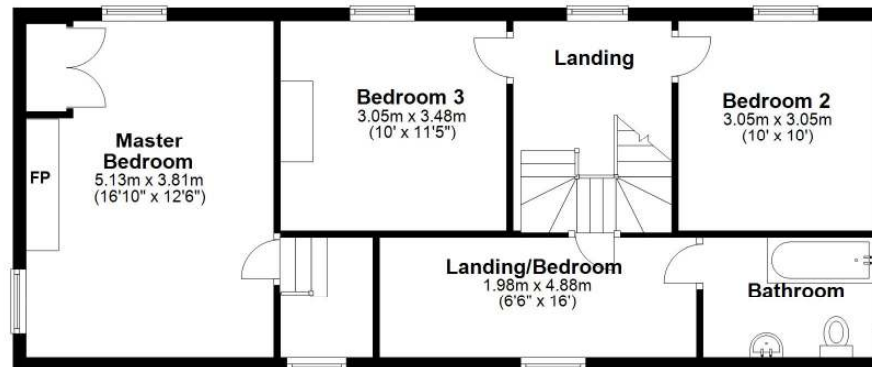


Ground Floor



The Study has previously been used as a bedroom, should a ground floor bedroom be required.

First Floor



Total area: approx. 171.0 sq. metres (1840.2 sq. feet)

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

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

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Set in gardens of approximately 1.45 acres

