



Swallows Nest, Westbrook, Dorstone, Hereford, HR3 6AH



Sunderlands
Residential Rural Commercial



Swallows Nest
Westbrook
Dorstone
Hereford
HR3 6AH

- A delightful rural property
- Found in a stunning and private location
- Set in approximately 3.68 acres
- Beautifully presented and extensive accommodation with outbuildings

Hay-on-Wye 4 miles
Hereford 18½ miles
Brecon 19½ miles

Description

Swallows Nest is a charming house with magnificent views, set in approximately 3.68 acres. The property is found on the edge of Little Mountain common which is itself a haven of peace and tranquility located just above the Wye Valley. The house offers beautifully presented and extensive accommodation with an exceptional kitchen and living space. The views are simply breathtaking looking out over the Wye Valley and the Radnor hills beyond and on a clear day Clee Hill in Shropshire can be seen.

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

The property is entered via a covered entrance area from the driveway into a hallway with a separate boot room with windows to the front and rear, a utility room with a sink and a window to the side and a separate W.C. From the hallway, a door enters into the open plan kitchen / living area with an extensive range of fitted kitchen units with granite worktop and a central island with additional storage. There is an integral dishwasher and space for a double width fridge-freezer. This is a delightfully light room with windows to two aspects and a set of french door leading to the terrace outside. A set of double doors give access to the conservatory, which wraps around the house, with two further sets of double doors leading to the outside. Another set of double doors open into the sitting room which can also be accessed via the kitchen area. One of the features here is a double-sided wood burner which is shared with the conservatory. The sitting room has a doorway into the original front hall and a door into the dining room which can also be accessed from the kitchen. There is also a reception room, which is currently used as an office, with an original fireplace, bread oven, wood burning stove, windows to the front and side and an external doorway.

A staircase in the hall leads to the first-floor landing providing access to all five bedrooms. The master bedroom is of an exceptional proportion with fitted wardrobes and windows looking out over the magnificent views with a window to the front aspect and a window to the south. A doorway leads through to the ensuite bathroom with a shower cubical, free-standing bath, twin basins, close-coupled W.C and a window to the rear. In the original cottage there are three further bedrooms considered double in proportion and also a single bedroom. On the landing there is a generous airing cupboard with a hot water cylinder and a further shower room with a large shower cubical, close-coupled W.C, wash-hand basin and a window.



Outside

The property is approached from the common through a wooden five bar gate leading to a tarmac driveway which leads down to the main parking and turning area.

On the left of the driveway there is a building incorporating a double car port (12.09m x 8.59m) with a concrete floor and an internal lockup area. And a

garage / workshop (9.11m x 6.02m) with power, lighting and a sliding door to the front.

From the driveway there is a pleasant garden to the front of the house with a generous terraced area. Further to the side there is a pond with a variety of trees and shrubs and past the vegetable garden there is a barn of steel portal construction with a concrete floor (8.72m

x 8.88m) which also contains the solar panel system. There is a further enclosure to the main barn (7.88m x 4.37m) which has a concrete floor and a front gate.

There are three paddock areas, one immediately to the south of the house and two leading up the driveway, all of which have automatic water systems and are laid to permanent pasture.



Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Herefordshire County Council Band "E".

Services

We are advised that the property is connected to mains electricity, private water and private drainage with oil-fired central heating. The property also has P.V (solar panels) with the benefit of a feed-in tariff. 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, continuing on the road for 2.2 miles and then turn left up the hill. Follow the road, passing a farm drive on the right and out onto the common. Continue over the common through the five-bar gateway and down the drive to the property.

What3words

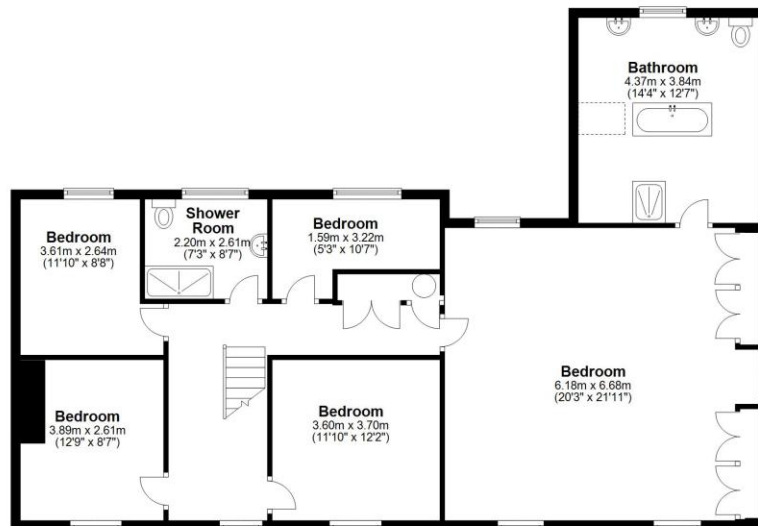
//lunges.poet.essays



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.