



THE DORMERS
Peterchurch HR2 0SF



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Peterchurch
Herefordshire
HR2 0SF



In the heart of the Golden Valley, and on the edge of the rural village of Peterchurch, a spacious and comfortable property, surrounded by its own gardens and land, offering huge potential.

Offers Over £600,000

Situation and Description

The Dormers lies on the eastern edge of the very popular village of Peterchurch which has a thriving community and an excellent range of local facilities which include a village shop and post office, a public house, a restaurant, a village church, doctors' surgery, fire station, community centre, and both primary and secondary schools, including the highly regarded Fairfield School.

Surrounded by open countryside, Peterchurch itself lies in the heart of what is known as 'the Golden Valley' and offers easy access to the cathedral city of Hereford and the ever-popular market town of Hay on Wye, which hosts a now world-famous literary festival.

The property was built in the mid 1950s and has been updated in parts and extended over the years. Currently it benefits from full double glazing, oil fired central heating and a spacious ground floor guest bedroom suite. Some of the ground floor rooms include attractive oak herringbone pattern floors and, throughout the house, there is a comfortable and spacious feel.

Available for the first time since 1968, 'The Dormers' offers an all too rare opportunity to buy a house that stands almost centrally in its plot and surrounded by its own gardens and land which extends to just over 3 acres, which provides excellent privacy and protection. In our view there is still huge potential to update and expand the current accommodation if required, as well as creating more extensive garaging or stables, etc. subject of course to planning.

The gardens have obviously been a particular feature over the years and are well established with a variety of mature trees, including a number of apple trees, and would be ideal for the keen gardener, or for active families with plenty of space for tennis, football, or just relaxing.

On arrival a recessed porch and front door leads into a welcoming reception hall with oak floor, with access to the three reception rooms, understairs cupboard, downstairs cloakroom, and kitchen. Glazed French doors lead to a lovely sitting room with windows to either end, an original brick fireplace, and oak flooring. A matching set of French doors lead back into a separate dining room which is ideal for

entertaining and also has oak flooring, wall lights, a serving hatch from the kitchen, windows and double-glazed doors to the gardens. A separate good-sized study lies at the front of the house and has a lovely outlook over the gardens, creating a quiet space to work. The current kitchen/ breakfast room has plenty of cupboard space and room for appliances but is probably now in need of modernization. Accessed from the sitting room by a small inner lobby, the ground floor guest bedroom is a later extension to the house and offers plenty of space, with windows to either end overlooking the gardens and land, as well as an ensuite bathroom.

On the first floor a good-sized landing provides access to the master bedroom, two further double bedrooms, and a spacious family bathroom.

Outside

The Dormers is beautifully situated and set back from the road and approached by its own long private drive which leads to a parking and turning area to the side of the house. From here access can be gained to a number of garages and garden stores, the largest measuring 23ft10x12ft3. The gardens and land form a particular feature and offer huge scope for a variety of uses. The main gardens are mostly level and laid to lawn, interspersed with a variety of mature trees including cherry, beech and cedar. There are also a variety of shrubs and plants and a useful greenhouse. The remaining land lies to the side and gently rises to the rear with a separate gated access from the road.

Services and Considerations Oil fired central heating with an external boiler, mains electricity, private drainage, private water. 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: £2492.43. EPC D. Tenure freehold.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

Set in just over 3 acres



Spacious accommodation throughout

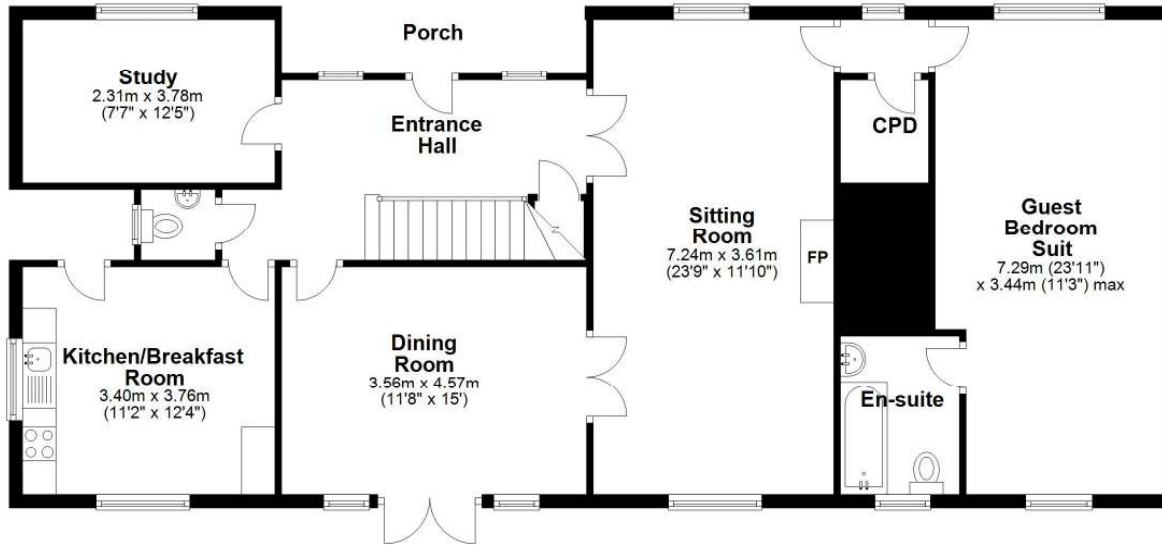




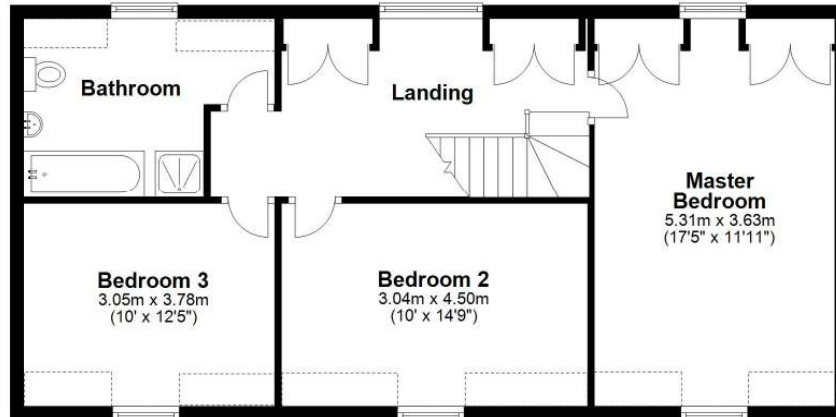
Ground floor guest bedroom with en suite and three first floor double bedrooms & bathroom



Ground Floor

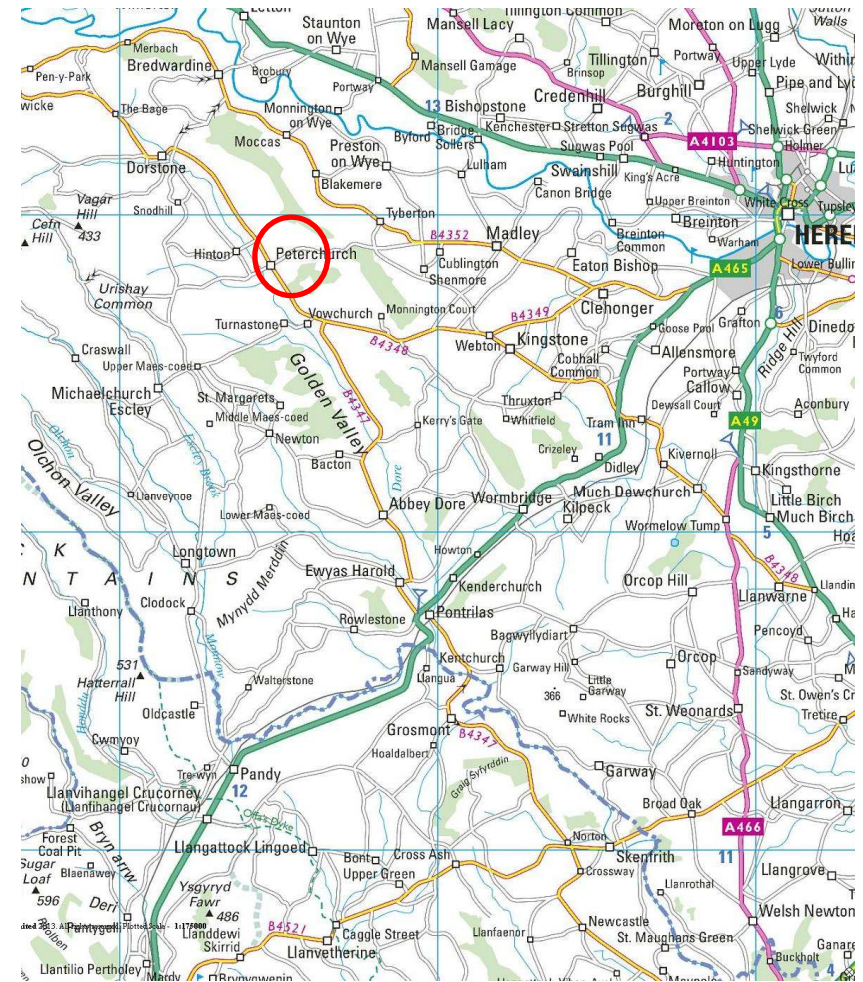


First Floor



Total area: approx. 190.9 sq. metres (2055.0 sq. feet)

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



Directions

W3W:///migrate.shoulders.already

From Hereford proceed towards Peterchurch and just before the village, pass Poston Mill on the left-hand side. After a further 1/4 of a mile the entrance to the Dormers will be found on the right-hand side.

Brookes Bliss

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



Surrounded by its own garden and grounds, extending to just over 3 acres

