



The Fold

Dorstone, Hereford
HR3 6BE



The Fold, Dorstone, Herefordshire HR3 6BE

This beautiful detached residence is situated in the popular village of Dorstone. The village lies approximately 15 miles southwest of Hereford City and is also within easy reach of Peterchurch (4 miles away) and the beautiful market town of Hay-on-Wye (6 miles).

The property, which was constructed in 2005 offers spacious accommodation throughout with double glazing, air-source heating (underfloor heating to the ground floor), 2 bedrooms with en-suites, 3 further bedrooms, office space, 3 reception rooms and beautiful countryside views. We highly recommend an internal inspection of this property which is more particularly described as follows:-

Ground floor

Porch

With double glazed French doors leading into the

Reception Hall

Tiled floor, coat storage, smoke alarm, tiled floor (underfloor central heating to the ground floor), mat-well, an Edwardian stained glass window looking into the Kitchen, carpeted stairs leading to the first floor and door to the

Downstairs WC

Low flush WC, wash hand-basin, opaque double glazed window to the front, cupboard housing the underfloor heating manifold, tiled floor.

Sitting Room

Tiled floor, double glazed window to the front aspect, feature fireplace with brick surround, tiled hearth and wooden mantel over, heating thermostat and opening into the

Garden Room

Character beams, picture double glazed windows with beautiful views of the countryside, tiled floor, 2 sets of double glazed French doors into the Dining Room and to the rear garden.

Dining Room

Character beams, tiled floor, double glazed window to the rear aspect, heating thermostat and door back into the Hall.

Kitchen/Breakfast Room

Matching wall and base units with ample worksurfaces, ceramic 1½ bowl sink and drainer unit, 5-ring hob with halogen ring and tiled splashback with extractor over, double oven, 2 double glazed windows to the rear and side aspect, under-counter space for dishwasher, tiled floor and door to the

Utility Room

With tiled floor, fitted wall and base units, stainless steel sink and drainer, under-counter space for washing machine and tumble dryer (with vent), tiled floor, space for a free-standing fridge/freezer, extractor and opaque double glazed window.

First floor

Landing

Fitted carpet, smoke alarm, heating thermostat, picture double glazed windows and stable door to the front aspect, radiator, carpeted stairs leading up and door to

Master Bedroom

Fitted carpet, radiator, character beams, double glazed window to the rear garden with beautiful countryside

views and door to the **En-suite Shower Room** with double width cubicle with mains fitment shower over, low flush WC, wash hand-basin, bidet, heated towel rail and extractor.

Bedroom 2

Fitted carpet, radiator, dual aspect double glazed window to the rear garden and front aspect and door to the **En-suite Shower Room** with corner cubicle and mains fitment shower over, low flush WC, wash hand-basin, extractor and heated towel rail.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear garden and built-in wardrobes.

Bedroom 4

Fitted carpet, radiator, double glazed window to the front aspect and built-in wardrobes.

Bathroom

Suite comprising panelled bath with mains fitment shower over, low flush WC, wash hand-basin, heated towel rail and extractor.

Second floor landing

Fitted carpet, radiator, smoke alarm, storage cupboard and door to

Bedroom 5

Fitted carpet, 2 radiators, double glazed window to the side aspect.

Office

Fitted carpet, 2 radiators, double glazed window to the side aspect.

Outside

The property is approached via wooden double gates leading to the tarmac driveway with parking for several vehicles and there is access to the GARAGE and also to the rear garden. There are steps and a ramp leading to the front entrance and there is a range of plants and shrubs enclosed by stonewalling and fencing. Outside power point and car charging point. To the rear, leading out from the French doors onto a paved area - perfect for entertaining and the opportunity to take in the beautiful countryside views. A range of plants, shrubs and fruit trees sit within the garden and steps lead down to the remainder of the lawn which is south facing, making it the perfect suntrap, enclosed by fencing and with superb views towards open countryside. There are a total of 14 solar panels, outside power point, outside tap, rear access to the garage and access to the air-source heat pump.

General information

Services

Mains water, electricity, drainage are connected.
Telephone (subject to transfer regulations).
Air-source heating. Solar panels.

Outgoings

Council tax band G - payable 2023/24 £3634.36
Water rates are payable, private drainage.

Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, turning right signposted to Clehonger. Follow the signs to Kingstone and Peterchurch, continue through the village of Peterchurch heading towards Dorstone. Continue along this road until approaching the left turn signposted Dorstone. Turn left and continue along this road to a T-junction and The Fold is directly ahead, as indicated by the Agent's FOR SALE board.

What3words - mysteries.golf.dolphin

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

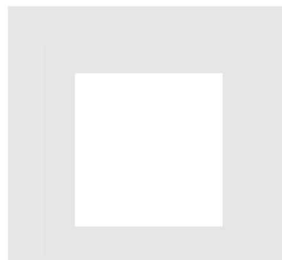
Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

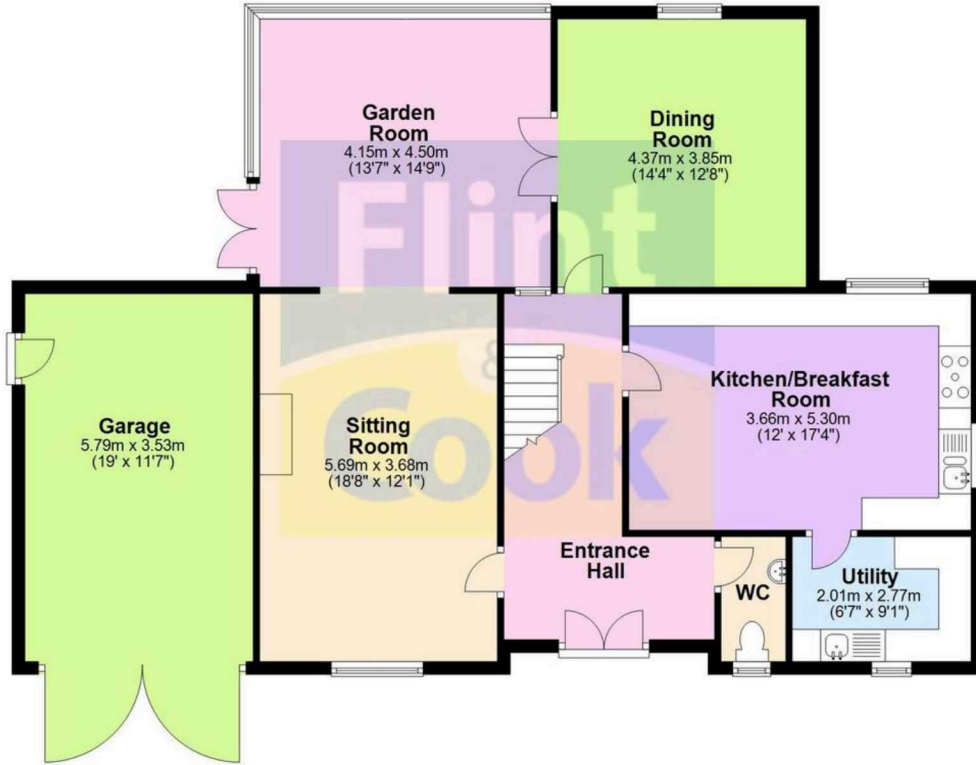
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

DR FC008646 November 2023 (1)

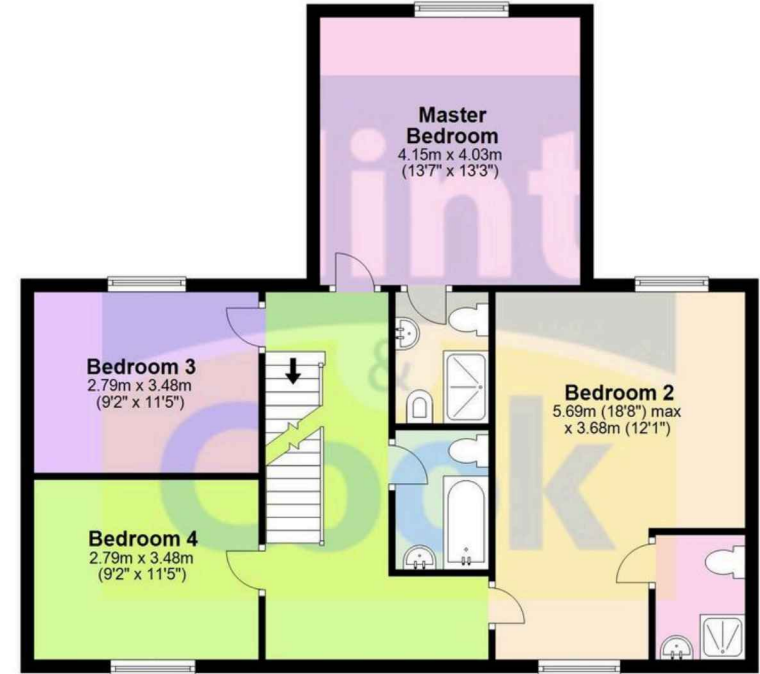




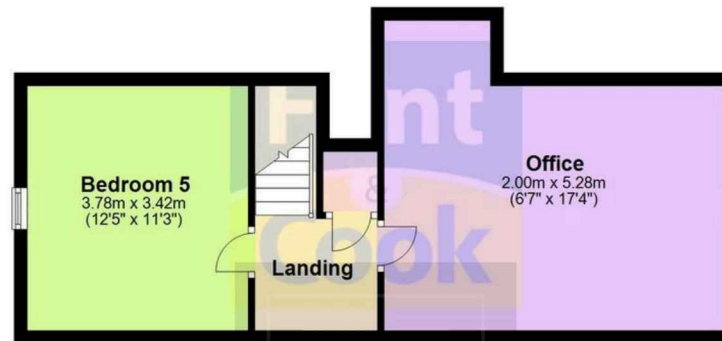
Ground Floor
Approx. 119.4 sq. metres (1285.0 sq. feet)



First Floor
Approx. 78.7 sq. metres (846.6 sq. feet)



Second Floor
Approx. 41.5 sq. metres (446.4 sq. feet)

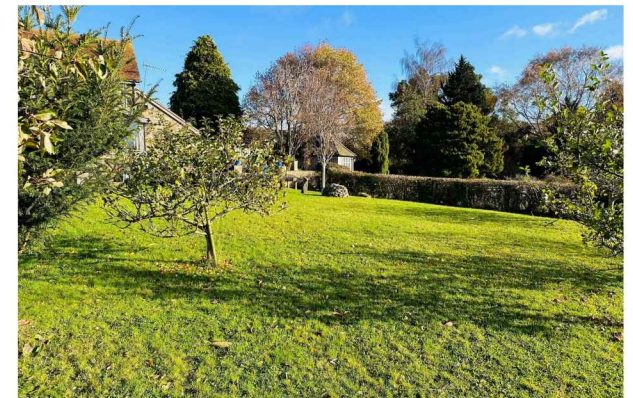


Total area: approx. 239.5 sq. metres (2578.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.