



THE PALACE  
Dorstone HR3 6AP





**The Palace**  
Dorstone  
Herefordshire  
HR3 6AP



Located in the heart of this highly desirable village, a recently refurbished and improved pretty detached cottage full of character and charm.

**Guide Price £365,000**

#### **Situation and Description**

The very desirable village of Dorstone lies in the heart of the Golden Valley and is surrounded by picturesque countryside. The village has a thriving community centred around the village church with a cricket club, a public house and village hall. Further facilities are available at Peterchurch which includes the well-regarded Fairfield school. More extensive facilities are available at Hereford and the ever-popular market town of Hay on Wye.

The Palace is a lovely period cottage which has been much improved by the current owners and now offers very comfortable living accommodation which benefits from oil fired central heating, a wealth of character features, including a large inglenook fireplace, an outdoor kitchen ideal for entertaining, and a modern steel framed timber garage /workshop.

Approached initially from a small lane and then by its own drive, an oak front door leads into a good-sized kitchen/ breakfast room with windows to the front and rear, a range of fitted units, a deep fill sink, built in dishwasher, understairs storage cupboard and door through to sitting room. This room is a good size and features a flag stoned floor, an original inglenook fireplace with fitted wood burner, exposed timbers and double-glazed windows to front and rear.

From the kitchen a door leads through to a side entrance hall with fitted airing cupboard and door to a well-appointed shower room with twin circular wash basins with drawers below, shower cubicle, wc and ladder radiator. A rear glazed porch doubles as utility space and has worktop space as well as plumbing for a washing machine and tumble dryer, fitted oil fired central heating boiler and glazed door to gardens.

From the sitting room an enclosed elm staircase leads up to the first-floor landing with window overlooking the rear gardens and door to under eaves storage space. The main bedroom is a good size and has a vaulted ceiling, fitted carpet, windows to front and rear, fitted cupboard and low access through to a cot/study room which also has a vaulted ceiling and window to side. Bedroom two has a dual aspect, fitted carpet and vaulted ceiling. In addition, and approached from the front of the cottage by an oak door, a storeroom offers additional space and

has a window to one side and could have a former doorway re-opened into the sitting room, if required.

#### **Outside**

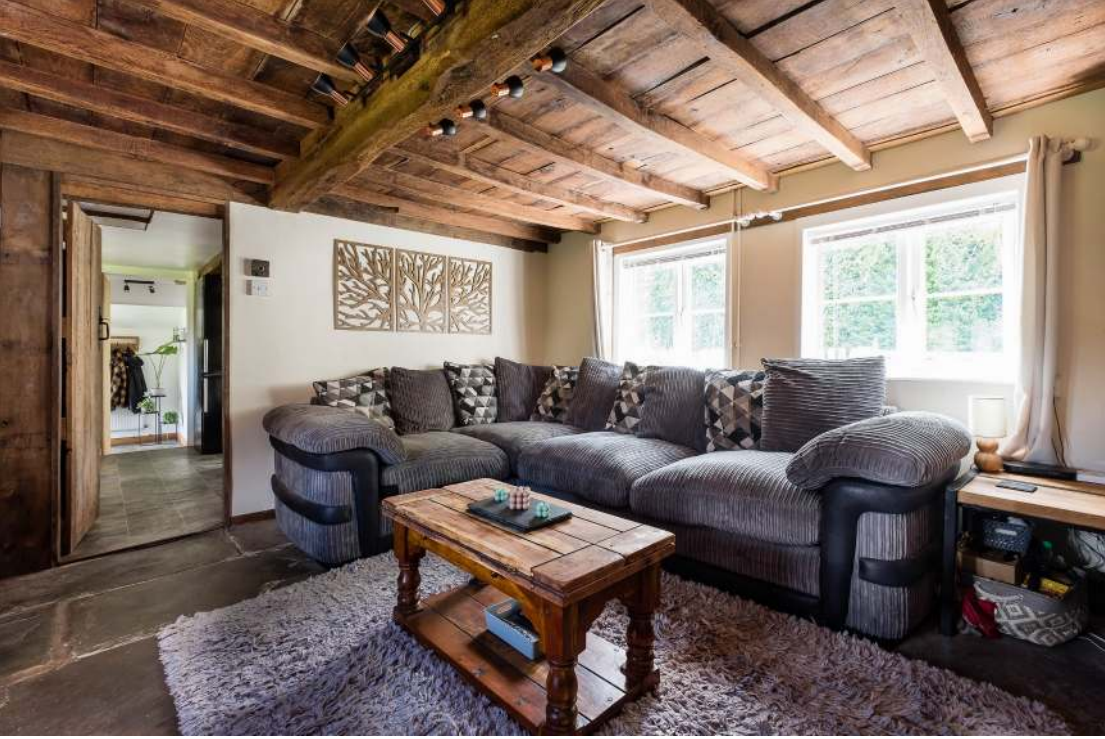
The property is approached from a small lane by its own drive which provides parking space for at least 4-5 cars and to a modern steel framed timber garage/workshop 19ft5 x 15ft10 with double doors to front, door to side, concrete floor, plenty of power points and wood store attached at the rear. The main gardens lie to the rear and are well enclosed and laid to lawn with a cold tap, outdoor kitchen in one corner with covered space 13ft7 x 6ft, with pizza oven.

**Services and Considerations** Mains water and electricity, private drainage and 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 C = £1845.17. EPC tbc. 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.







A delightful cottage, well presented and maintained and oozing character and charm







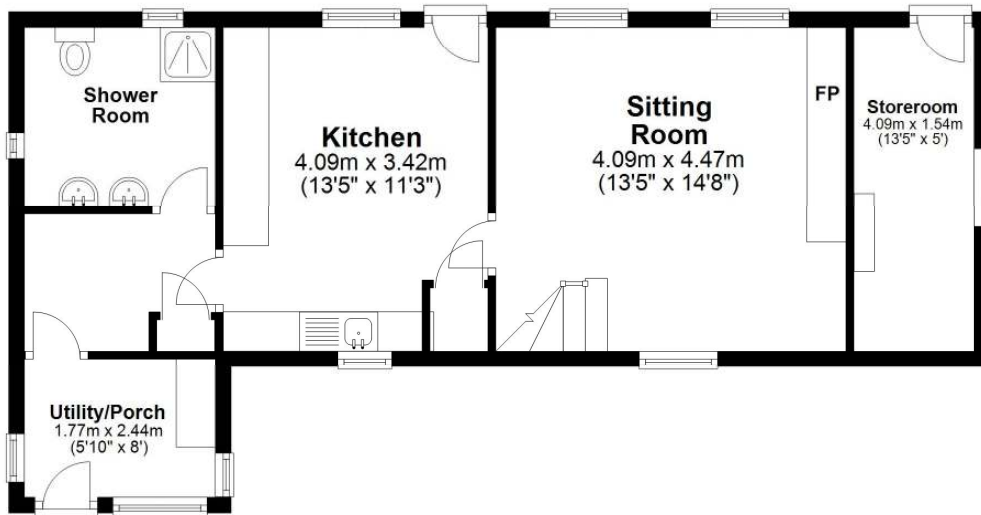
Two comfortable bedrooms with cot room off with g/f shower room and utility room below





## Ground Floor

Approx. 52.6 sq. metres (566.6 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 sq. feet)

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

## Directions ///inhaled.almost.challenge

Dorstone lies in south-west Herefordshire, just off the B4348, road to Hay on Wye. On entering the village from Hereford, proceed past a sharp left-hand bend and then a number of farm buildings and take the next left-hand turn into the village. Proceed over a small bridge and then take the next right hand turn into Chapel Lane. The Palace will then be found after a short distance on the right-hand side.



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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.





Set in the very pretty village of Dorstone

