



# The Prospect

Vowchurch Common, Hereford, Herefordshire, HR2 0RL



COUNTRY & CLASSIC

## THE PROSPECT

Attractive Period Detached Three Double Bedroom House with Home Office/Gym & Large South West Facing Garden. Recently Renovated to a High Standard with PP for a Further Two Storey Extension. Sitting in an Elevated Position Offering Enviably Panoramic Views to Hay Bluff & The Black Mountains. Located on a Small Rural Lane on Vowchurch Common, midway between Hereford & Hay-on-Wye

## THE PROPERTY

- Large Light Double Aspect Kitchen/Diner with Elegant Blue Fitted Units & Solid Wood Worksurface. Double Belfast Sink. Porcelain Floor. French Doors Enjoying Fabulous Views Opening to Decking & Garden
- Double Aspect Sitting Room with Full Length Picture Window Enjoying Stunning Views. Feature Fireplace with Woodburner. Solid Wood Floor
- Second Sitting Room with Deep South West Facing Windows
- Large Boot Room with Additional Storage Cupboards
- Ground Floor Double Bedroom Double Aspect with French Doors to Decking. Fitted Mirrored Wardrobe, Ensuite Shower Room
- Attractive Spacious Landing with Seating/Study Area
- Two Further Double Bedrooms with Original Fireplaces & Deep Silled Windows with Fabulous Views
- Family Shower Room

## THE OUTSIDE

- Large South West Facing Garden with Panoramic Views of Hay Bluff & The Black Mountains
- Home Office/Gym & Separate Store Room in Recently Renovated Original Stone Outbuilding
- Garden Shed
- Second Entrance with Hard Standing & Concrete Base at Bottom of Garden
- Terrace & Decking Enjoying the Views
- Private Parking

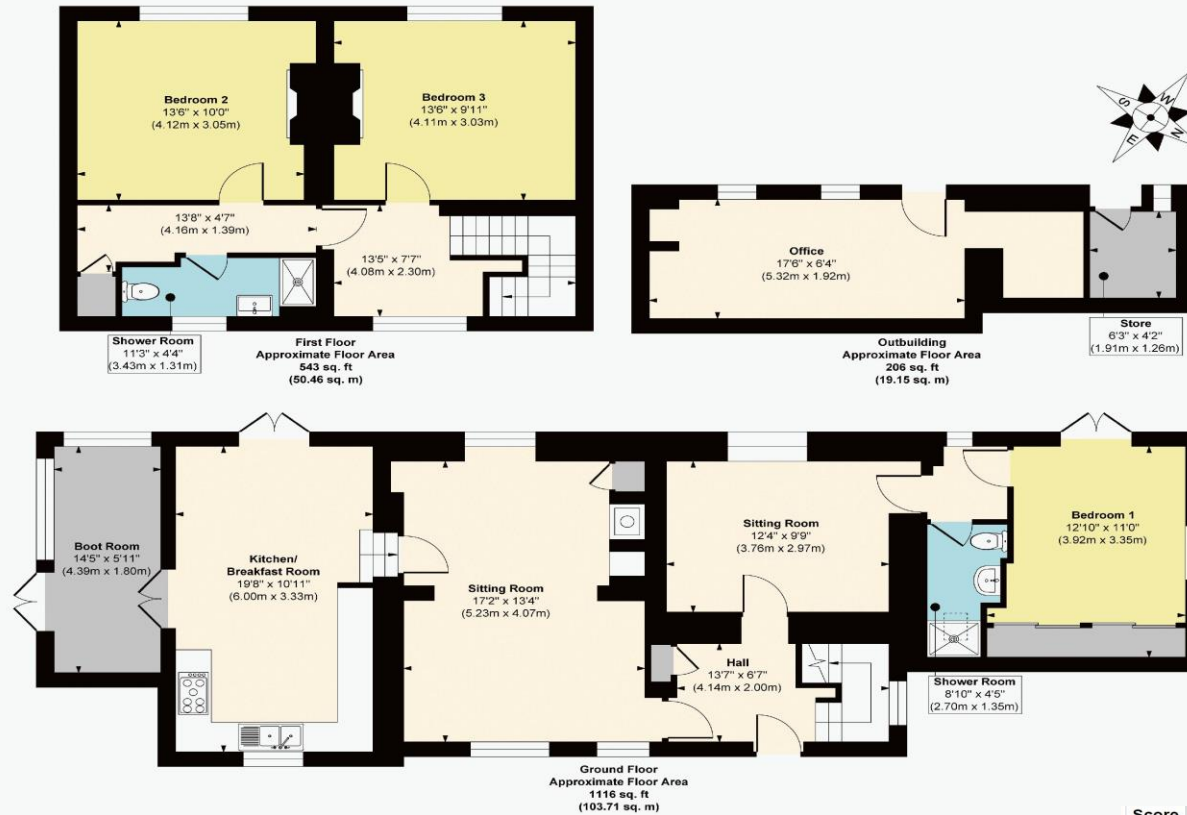




# FLOOR PLANS

Total Approx. Floor Area 1865 Sq. Ft. (173 Sq. M.)

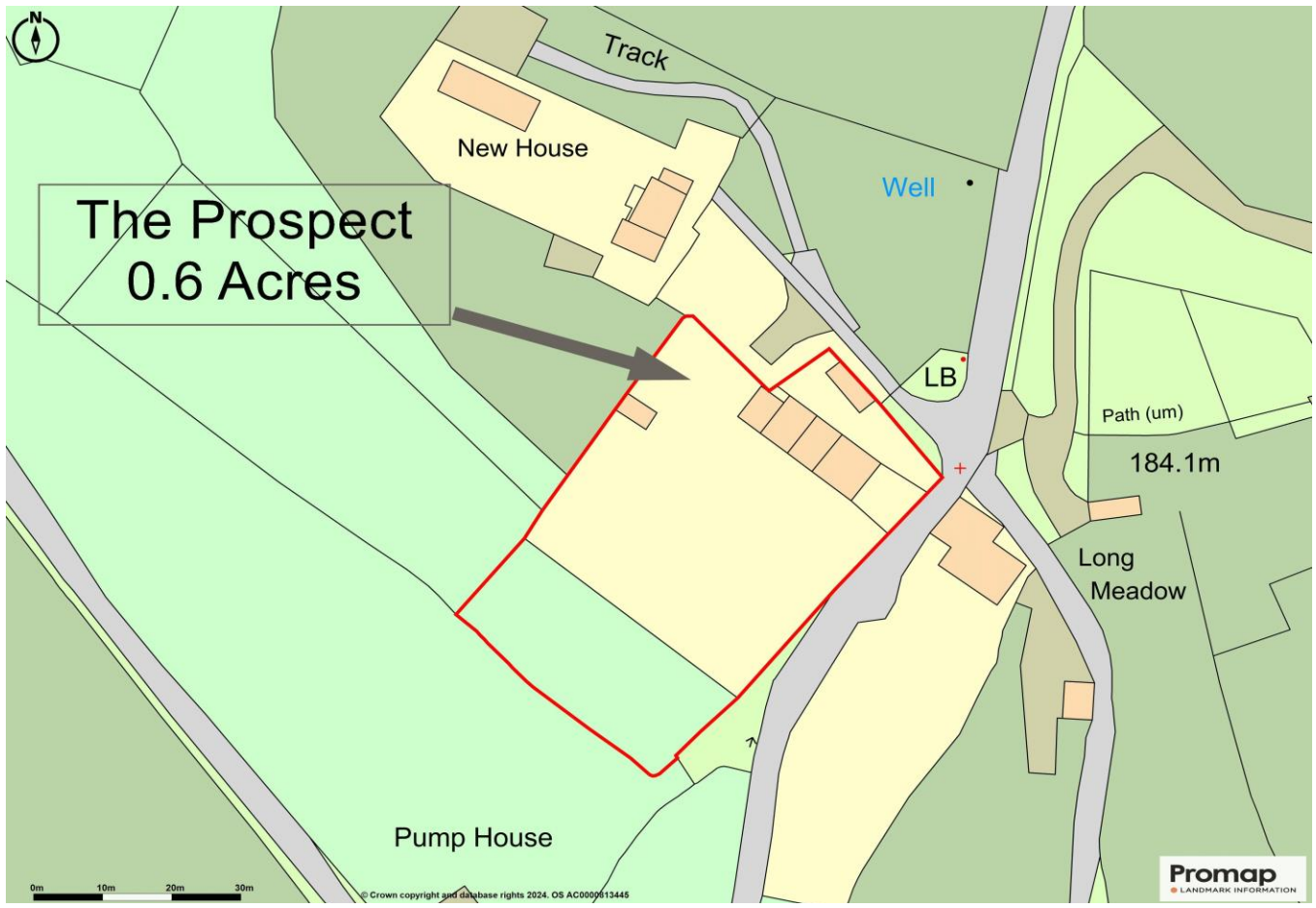
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**Approx. Gross Internal Floor Area**  
Main House = 1659 sq. ft / 154.17 sq. m  
Outbuilding = 206 sq. ft / 19.15 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





## THE SITUATION

- Elevated & Quiet Rural Setting
- Situated on a Small Country Lane at Vowchurch Common Adjacent to Village of Vowchurch
- 2 Miles to Peterchurch with Shop, Pubs & Schools
- 11.5 Miles to Hereford & Hay-on-Wye with Shops & Amenities
- 19 Miles to Abergavenny & A40 West
- 19 Miles to Ross-on-Wye & M50

## PRACTICALITIES

- Council Tax Band E- Herefordshire Council
- Mains Electricity & Water
- Private Drainage
- Oil Fired Central Heating
- EPC D
- New Double Glazed Windows Throughout
- Broadband is Available
- PP For Two Storey Extension

## DIRECTIONS

What3Words: baths.licks.warriors

HR2 0RL Sat Nav is Fairly Accurate. From the A465

Hereford/Abergavenny Road take the B4348 toward Hay-on-Wye & Peterchurch. Follow the road for 6.5 miles & turn right up hill towards Vowchurch Common. Continue up the hill for approx. 1/4 mile & the property will be found on your left hand side with layby & postbox just beyond the gate.

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents

Countrv & Classic 01531 888388



Tel: 01531 888388 or 07879 630396  
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