



# Tyneham Cottage

Tyneham Cottage is a beautifully presented 3 bedroomed period property that is over 200 years old with rear garden and off-road parking located in the village of Peterchurch.

The spacious accommodation is set over two floors with the ground floor comprising, living/dining room, kitchen/diner, boot room and downstairs cloakroom. To the first floor is three double bedrooms and a generous family bathroom.

Peterchurch is 12 miles west of Hereford City, 9 miles from the market town of Hay-on-Wye and 20 miles from M50 Ross junction. The village has an excellent range of amenities including primary school, church, two public houses, restaurant, daily bus service, community centre, day-care centre, doctors' surgery, police station, retained fire station, village stores/post office, hairdressers, car repair garage and small retail park. There are also several golf courses within ten miles.



## Walk Inside

The front door opens into a delightful spacious living room with part tiled part carpet flooring, dual aspect windows, a feature stone fireplace with inset wood burning stove and flag stone hearth, patio door to the rear garden and staircase with understairs storage to the first floor.

To the right is the kitchen/diner with tiled flooring, window to the front, a range of fitted cupboards with recess for white goods. Off the kitchen is a hallway/boot room with door to the rear garden and door to the downstairs WC.

The staircase provides access to three bedrooms, two of which are a double with the master having fitted wardrobes.

The family bathroom is a great size, consisting of a shower cubicle, bath, two wash hand basin and wc, there is also a generous sized airing cupboard housing the water tank.

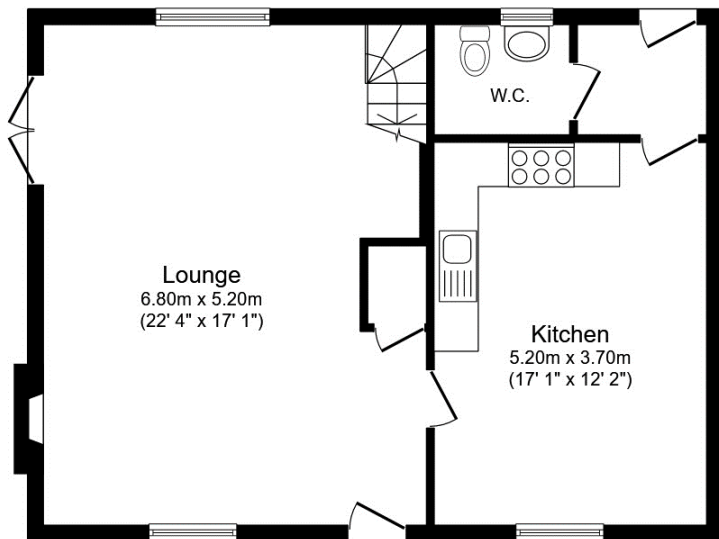




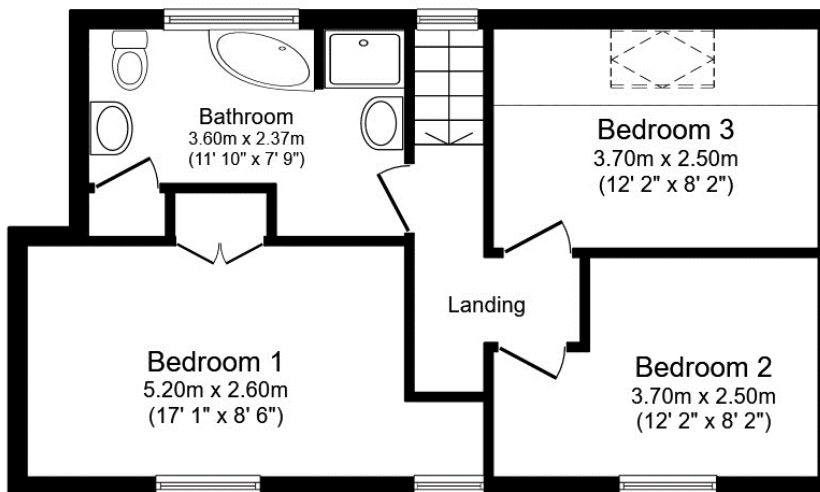
## Outside

The rear garden is a real treat! Easily maintained and private, it is predominantly made up of paved area where you can sit and enjoy the sunshine. There are two separate rear access, a section laid to lawn with flower borders and a section cobbled with a wooden pergola. Also situated in the garden is a useful garden shed, woodstore and a separate area perfect for storing the bins and bikes. The property also benefits from one off road parking space.





**Ground Floor**



**First Floor**

Total floor area 105.2 sq.m. (1,133 sq.ft.) approx

EPC to follow

**What3words:///hope.zest.masks**

**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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**MCCARTNEYS LLP REGISTERED OFFICE:** McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186

**SERVICES:** We are informed that the property is Mains water, drainage and electricity.

**HEATING:** Electric storage heaters.

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**TENURE:** We are informed that the property is of freehold Tenure.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01874 610990

**Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm  
Sat: 9:00 am - 1:00 pm



**McCartneys LLP**  
01497 820778  
hay@mccartneys.co.uk  
www.mccartneys.co.uk