



EAST COTTAGE
Dorstone, HR3 6AP

East Cottage

Dorstone
Herefordshire
HR3 6AP

In the heart of the Golden Valley, one of only two new individual properties situated in the centre of this lovely village, offering well designed and spacious living accommodation with many contemporary features.

Guide Price £395,000

Situation and Description

The very desirable village of Dorstone lies in the heart of the Golden Valley in south west Herefordshire and is surrounded by rolling farmland. The village itself has a thriving community with a church, village hall, public house and further facilities at Peterchurch (2 miles) and at the market town of Hay on Wye (6 miles) and the cathedral city of Hereford (15 miles).

East cottage is one of two very attractive properties that are in the process of being constructed by a local developer and will be finished to a high specification. They will feature a primary space heating system, provided by an air source heat pump, which will provide underfloor heating throughout the ground floor, supported by radiators on the first floor. There will be polished concrete floors as well as Moduleo flooring in the living room and double-glazed sealed units with an excellent UV value. The kitchen will be a high specification German kitchen.

Each property will have individual parking spaces and an attractive outlook over a meadow to the rear.

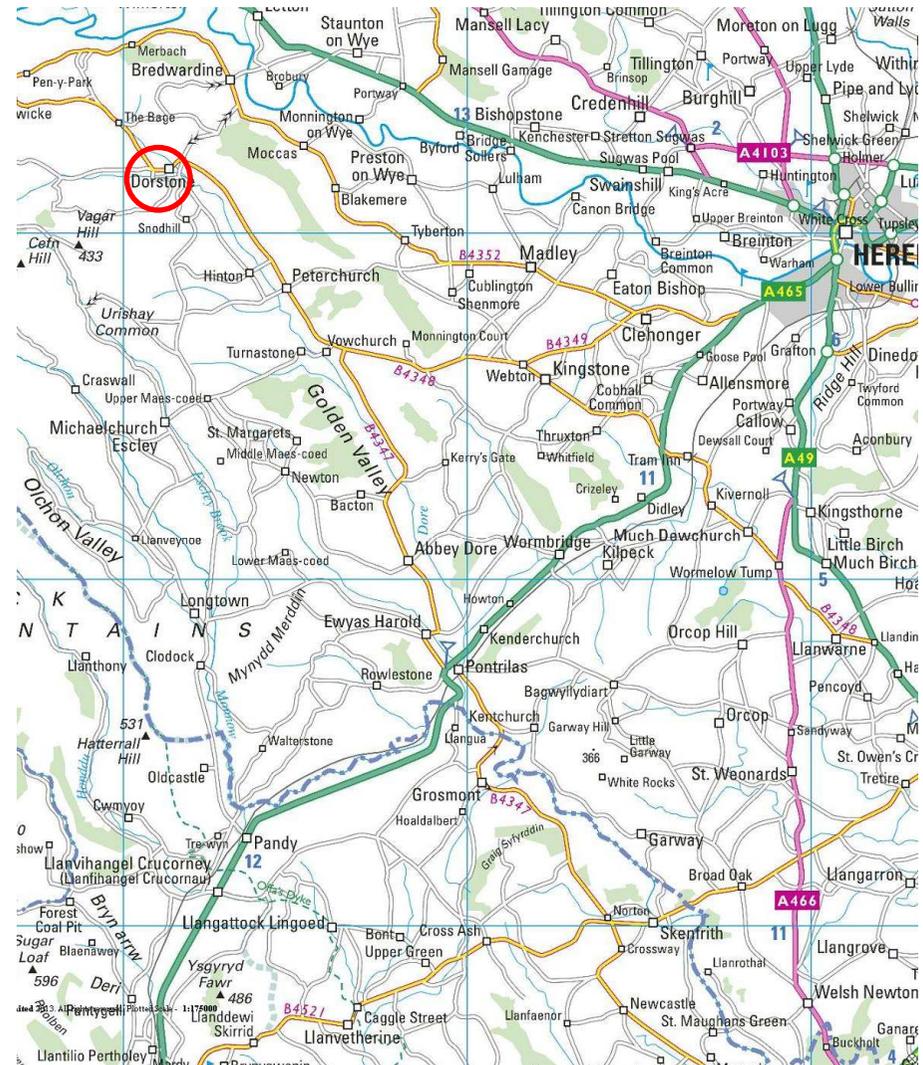
On arrival a front door will lead into a good-sized entrance lobby and in to an open plan and spacious kitchen/breakfast room with a dual aspect and walkway through to a separate dining room. The sitting room is a good size and will enjoy a dual aspect, with a feature fireplace with wood burning stove, and doors out to the gardens. The ground floor is supported by a well fitted utility room and separate wc.

On the first floor there are three double bedrooms with en suite shower room to the master and a family bathroom with separate shower cubicle.

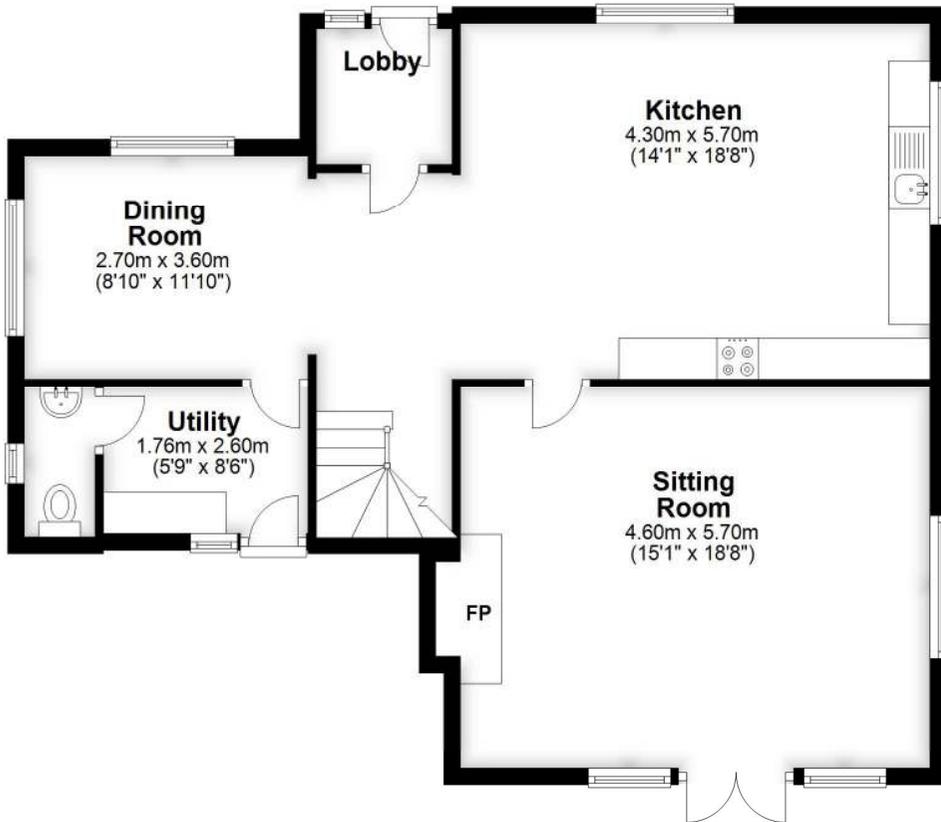
Outside, East and West Cottage will be approached from Chapel Lane by a shared driveway and then onto private parking areas. The gardens will be landscaped and will include hedging, lawn and patios and are in the main to the side and rear.

Directions

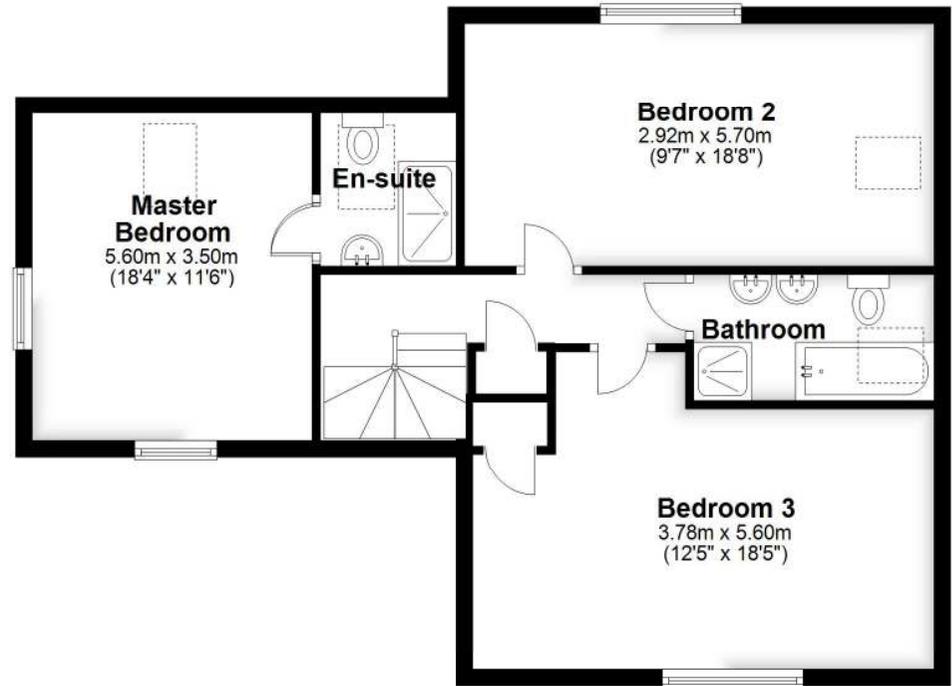
The village of Dorstone lies on the B4348 between the larger villages of Peterchurch and the market town of Hay on Wye. On entering Dorstone, from Peterchurch, bear left at the sharp left-hand bend, pass the farm buildings on the left, and take the next left hand turning into the village. Proceed over a small bridge and up the hill and take the first turning on the right into Chapel Lane. East Cottage will be found on the left-hand side after a short distance.



Ground Floor



First Floor



OVERALL APPROXIMATE AREA 155.3msq/1671.63 sq ft

NB: There is the option for a choice of finishes, subject to early purchase.

Services and Considerations mains electricity, mains water, private drainage, oil fired air source 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 tbc. EPC tbc. Tenure freehold.

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

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | brightwells.com

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