



Hillside

Abbeydore, Hereford, Herefordshire, HR2 0AA

jackson
property

Guide Price £500,000

Detached Dormer Bungalow | 3 Bedrooms, 1 Ensuite | Large Garden | Double Carport & Workshop | Beautiful Private Rural Location | Stunning Views

Situation

The rural village of Abbeydore is situated on the River Dore, in the beautiful Golden Valley. The village is home to the renowned 12th century Cistercian Dore Abbey. Just 12 miles away is the ancient city of Hereford, which dates back to the 7th Century and is home to a magnificent cathedral, which houses the famous Chained Library and Mappa Mundi. About the same distance away is the Welsh town of Abergavenny with rail connections to London and good road links to the South West. Only 15 miles from the village is the wonderful market town of Hay-on-Wye, famous for its Literary Festival and bookshops; it is one of the most visited tourist attractions in Wales. The village of Ewyas Harold, just one mile from Abbeydore has an excellent Store and Post Office as well as a Butcher's Shop, a Primary School, a Doctors' Surgery and numerous Community Groups.

Description

Hillside, built exactly 100 years ago, has always remained in the same family. It retains a number of original features and is now on the market for the first time. Approached via a long sweeping tarmac drive and turning circle, the property stands at the top of a hill with outstanding far reaching views over Dore Abbey and surrounding countryside. To the rear of the property there is a double carport, workshop and wood store. There are steps down to the front door, which can also be accessed by a level path. From here the door opens into an entrance hall which provides access to all primary rooms. The sitting room is a good size with lots of light flooding in from the large box window with wooden and panelled seating and a door that opens onto a small tiled porch overlooking the Abbey. Adjoining the sitting room to the east is a garden room with double doors to an outdoor barbeque area. The dining room also has a large box window and seated surround from which to enjoy the panoramic views. The kitchen is fitted with base units, integrated eye-level oven and space for a small table and chairs. A door opens into the original chilled pantry with plenty of cupboard storage and shelving. Leading from the small back porch is a WC and basin. The property also has a utility/laundry room with further cupboard space. The master bedroom with ensuite shower room has double doors opening onto the outside patio area and views over farmland. Bedroom two, with wash hand basin is also a double room with similar outlook. Located opposite is a family bathroom. Stairs from the entrance hall lead to the first floor with access to bedroom three/office space, with two velux windows providing lovely views. Opposite is a shower room fitted with a three-piece white suite. Both rooms offer access to extensive loft storage areas.

The garden and grounds of the property are a huge selling point providing outstanding views in a peaceful and private rural location. There is an original grass tennis court/croquet lawn and a small orchard with productive fruit trees.

Services

Private Drainage, Mains Electric, Mains Water, Night Storage Heating

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Directions

Head South from Hereford on the A465. Once in the village of Wormbridge take the right hand turning signposted 'Abbeydore'. Follow this road to the end, at the T Junction turn left. Follow this road through Abbeydore and at the T junction take the left fork towards Ewyas Harold. The property can be found shortly after on your right hand side with a cattle grid at the bottom of the driveway.

Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment. All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled. A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property. We ask that you maintain a distance of 2 metres throughout the appointment. Appointments will take place swiftly and any discussions will be held outside the property. You will be asked to take your PPE away with you for safe disposal. You will be contacted the following day to discuss the next steps.

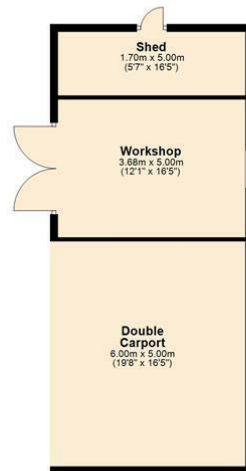
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on 01432 344 779

hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 229.2 sq. metres (2467.0 sq. feet)

These Plans are for identification and Reference Only.
Plan produced using PlanIt.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
82-91 (A)			82-91 (A)	82	82
69-81 (B)			69-81 (B)		
55-68 (C)			55-68 (C)		
39-54 (D)			39-54 (D)		
29-38 (E)			29-38 (E)		39
21-28 (F)		26	21-28 (F)		
1-20 (G)			1-20 (G)		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

jackson

property

Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

