



Hunters Rest, Staunton-On-Wye, Herefordshire, HR4 7LR

Stunning Detached Border Oak Cottage With Far Reaching Views

Offers Over £415,000



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Staunton-On-Wye
Herefordshire
HR4 7LR
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LOCATION

Situated in a peaceful location, the property is set in the popular village of Staunton-on-Wye, approximately 10 miles west of Hereford with an outstanding pre-school and primary school, as well as the highly regarded local doctors surgery. It is a short drive to Oakchurch Farm Shop, Café, and Garden Centre and an easy 20 minute drive to Hereford and Hay-on-Wye and surrounded by delightful rural countryside.

BRIEF DESCRIPTION

An impressive oak porch frames the front door which leads to an inviting entrance area that opens into the light and airy open plan ground floor accommodation. The living area features a stunning ingle nook style brick fireplace with inset wood burning stove set on a flagged hearth with oak mantel above, double doors open out to the rear gardens and decking area. A feature to the property is the exposed oak timbering which continues throughout the property. The kitchen area offers a range of modern cupboards along with a central island which is ideal for cooking and entertaining, having the benefit of an induction hob & inset electric oven and opens out to a dining area. Off the kitchen is a large utility space with further storage, floor mounted Worcester combination boiler, door leading out to the rear gardens and access to the downstairs WC.

An oak staircase with under stairs storage leads to the first floor accommodation. The first floor has 2 double bedrooms leading off the landing with far reaching views over the surrounding countryside and a good size family bathroom. A real selling point of the property is the en-suite to the main bedroom which has a luxurious walk in 'rain fall' shower.

Approached through gated access a gravelled driveway provides ample parking to the front elevation with an excellent detached outbuilding comprising of carport and a separate study room,

- A Stunning Detached BORDER OAK Cottage Set On The Fringe Of The North Herefordshire Village Of Staunton-On-Wye
- Offering A Balance Of Character Traditional Craftsmanship With The Comforts Of A Modern Home
- Including 2 Double Bedroomed Accommodation With En-suite To Bedroom 1 & Impressive Open Living Living Space
- Benefiting From The Most Delightful Far Reaching Rural Views With Pleasant Gardens, Garage/Home Office & Driveway Parking

ideal for someone looking to work from home. There is access to the rear garden on both sides of the property which comprises of part decked area and patio, mainly laid to lawn with fantastic views over the Herefordshire countryside. The garden is a manageable size with inset septic tank which is a self contained treatment unit with water soak away. Fencing & hedging on all sides offers a great deal of privacy. There is also outdoor lighting making it ideal for entertaining.

OUTGOINGS

Council Tax Band: D

SERVICES

Mains Electricity, Water, private drainage & Oil Fired Central Heating

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

Jackson Property (Leominster)

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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

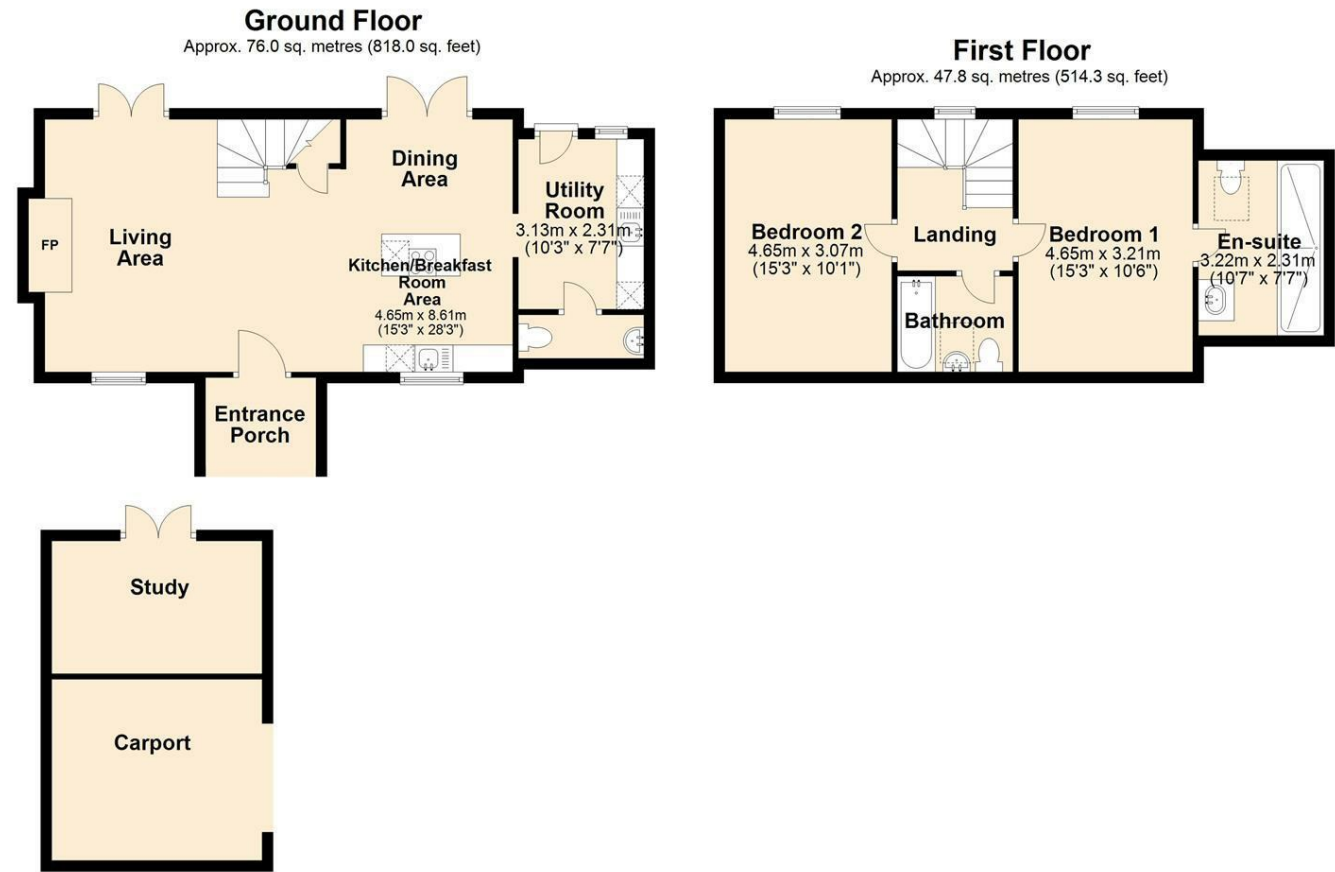






DIRECTIONS
 From Hereford, proceed west on the Whitecross Road. At the Whitecross roundabout take the second exit onto the A438 Brecon Road, proceed for approximately 8 miles, past Oakchurch Farm Shop on your right hand side. Take the second turning right signposted for Staunton On Wye. At the next T Junction turn right. Proceed for approximately 100 yards where the property can be found on the right hand side up a private driveway

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (84 plus) A (81-83) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (25-48) D (9-34) E (1-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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