



3 The Gables
Staunton-On-Wye, HR4 7LS



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A very attractive grade II listed semi-detached cottage in the heart of this popular rural village, with off road parking and attractive south facing gardens.

Guide Price £325,000

Situation and Description

The popular rural village of Staunton on Wye lies in west Herefordshire in the heart of the Wye Valley. Well serviced, the village has an excellent primary and pre-school, a doctors' surgery, village church, village hall, garage and the ever-popular Oakchurch farm shop, which is a short drive away and is often referred to as 'The little Harrods of Herefordshire'. The village is then surrounded by beautiful countryside and some excellent walks right on the doorstep. The cathedral city of Hereford is also within easy reach with an extensive range of services and facilities, as well as a mainline train station.

3 The Gables, is a very spacious grade II listed house which is full of character throughout. With a wealth of exposed timbers including cruck beams and stone fireplaces the house has a very homely feel and benefits from double glazed windows and modern Elnur Gabarron electric heating. There are three double bedrooms on the first floor and very pretty gardens to the front, along with off road parking and a useful garden store and greenhouse.

On arrival, a solid front door leads into an entrance area with inset floor mat and then through to the main living room, which is very spacious and features an impressive stone fireplace with fitted multi-fuel burner and former bread oven, windows on three sides and lots of exposed timbers. A door then leads through to a good-sized dining room which has windows to the front and another stone fireplace with fitted multi-fuel burner. The kitchen/breakfast room is well appointed, with plenty of workspace and a range of fitted cupboards which incorporate a Bosch oven with

4 ring hob above, a dishwasher, and space and plumbing for a washing machine. A door then gives direct access to the rear garden area.

From the living room an enclosed staircase leads to the first floor and three excellent double bedrooms, all with their own individual character. They all include double glazed windows and Elnur Gabarron electric heaters and are supported by a well-appointed bathroom and large walk-in airing cupboard.

Outside

The property occupies a central position within the village and is within easy walking distance of the primary school and doctor's surgery. The house is initially approached by a shared driveway which leads to a private parking area to the side of the house. The gardens in the main lie to the front and enjoy a south-westerly aspect. They are well stocked and include a central lawn with herbaceous and shrub borders on all sides, a flowering cherry tree and pathway that leads down to the lane. A path then leads to the rear where there is a good-sized greenhouse and garden store, as well as three raised beds and a rear courtyard leading from the kitchen.

Services and Considerations

Mains electricity, water and drainage are all connected
Tenure Freehold
Council Tax Band C
EPC 53 E

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Living Room / Dining Room / Kitchen





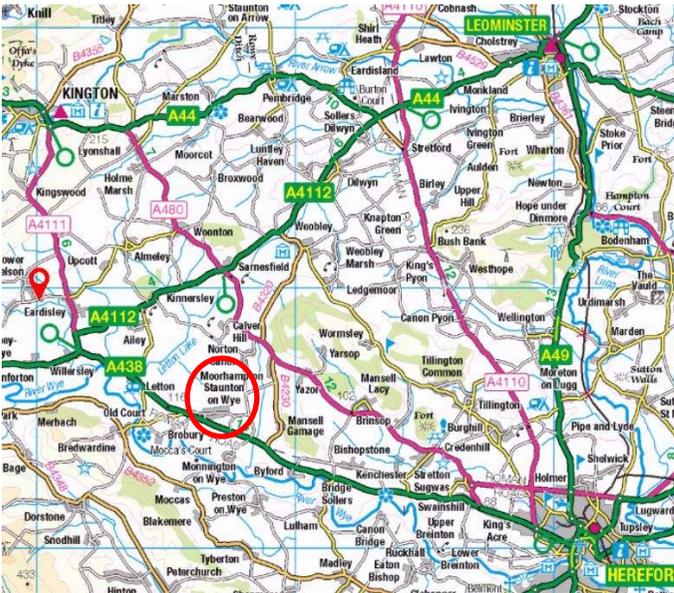
Three bedrooms with supporting bathroom



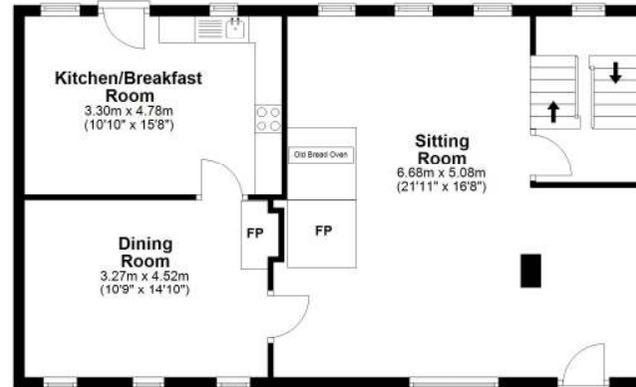
Directions

What3Words/// fondest.revives.shameless

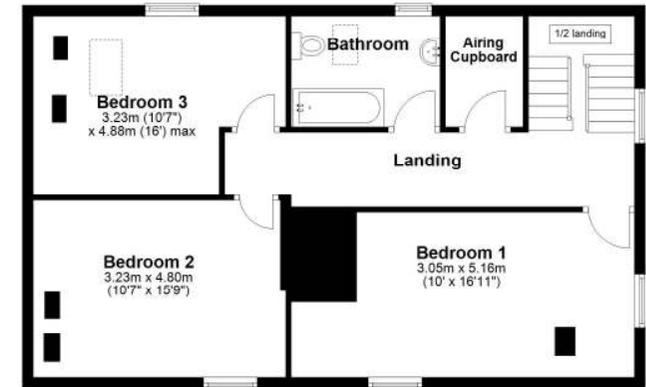
From Hereford take the A438 signposted to Brecon and proceed for approximately 9 miles. After passing Oakchurch farm shop take the second right hand turning into Staunton on Wye and after 300 yards turn left at the T-Junction. Continue for a short distance and the property will be found on the right-hand side.



Ground Floor



First Floor



Total area: approx. 149.7 sq. metres (1611.0 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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