



# OLD OAK COTTAGE

Peterchurch HR2 0TE



**Old Oak Cottage**  
**Long Lane**  
**Peterchurch**  
**HR2 0TE**



Beautifully situated and approached by its own private tree lined drive, a very attractive Border Oak house standing in elevated and private gardens extending to 1 acre, with a large, detached outbuilding and studio above.

**Guide Price £775,000**

**Situation and Description**

The very popular rural village of Peterchurch lies in the heart of an area of outstanding natural beauty known as the Golden Valley. The village itself has a thriving community, with two village pubs, a lovely church, highly regarded secondary and primary schools, an excellent village shop and much more. The ever-popular market town of Hay on Wye is also within easy reach and offers a range of facilities, as well as a now world-famous literary festival. The cathedral city of Hereford then lies to the north-east and offers a comprehensive range of services as well as access to the rail network.

Although called 'Old Oak Cottage', this very desirable and attractive cottage was built by the sought after and award-winning developer Border Oak some 25 years ago. Unusually, the cottage is located at the rear of the plot and therefore lies in a very private and peaceful setting. Beautifully finished throughout, the living space is very much a blend of old-world character and contemporary design, with under-floor heating throughout powered by an air source heat pump. There are modern hardwood double-glazed windows, many with stunning views over the landscape, engineered oak, porcelain and slate flooring, Villeroy and Boch sanitary wear, Grohe water fittings, a well-designed and very practical kitchen/breakfast room, and much more.

From Long Lane, a private driveway winds its way up to the house and to a large parking and turning area. A pathway then leads to an oak front door with a canopy porch that leads into a welcoming entrance hall, with porcelain slate floor, understairs storage cupboards, window to side, and door to a useful cloakroom. The dining room is ideal for entertaining, features very attractive 'Parador' engineered oak flooring, as well as bespoke wall lights, views across the gardens, and hardwood-glazed panel doors to a partly covered sun terrace. An open doorway then leads into a light and spacious living room. A great place to relax with an impressive central brick fireplace with fitted multifuel burner, ideal for those colder evenings. In addition, there are windows on three sides, glazed doors which connect to the gardens, and 'Parador' engineered oak flooring. The kitchen/ breakfast room is a very striking and practical space and includes a porcelain slate floor, a range of bespoke solid rosewood cupboards, granite working surfaces, a single drainer sink, central workstation and a range of appliances including a Smeg induction

hob and extractor, built-in double oven and built in dishwasher. An adjoining utility room is then equally well appointed and has space for an automatic washing machine. An attractive hand crafted oak stable door then allows access to a useful rear porch and to the sun terrace.

From the reception hall an oak tread staircase rises to the first-floor landing where there is enough space for a home office if required, as well as some fine views over the gardens and beyond to the Golden valley. The master bedroom has a cruck beam and plenty of character, along with built-in wardrobes at one end with courtesy light and hanging rails. A door then leads through to an en-suite shower room featuring Antalya limestone tiles. There are then two further double bedrooms, both enjoying lovely views with these supported by an impressive family bathroom which includes a freestanding 'Charlotte Edwards' slipper bath, separate shower cubicle, wall hung sink and WC, natural slate floor, roof light and 'Vitra' cabinets. The property features solid oak ledged doors with forged suffolk latches throughout.

**Outside**

Old Oak Cottage is beautifully situated in a generous plot that extends to just over 1 acre. From Long Lane a tree lined drive winds its way up to a generous parking and turning area to the side of the house. From here access can be gained to a garden shed and wood store (12'4 x 9' max), raised bed vegetable garden, and also to a substantial outbuilding. There are two sets of oak double doors to the front of the outbuilding, the ground floor being divided to provide insulated workshop with power and lighting, plus garage and storage spaces. A staircase then leads up to a first-floor studio with its own WC and wash hand basin. At one end there are far-reaching views and the outbuilding as a whole could offer the potential for a variety of uses, from a home office, to a granny annex / Air B&B, subject of course to planning permission.

The gardens then form a particular feature and benefit from the constant backdrop of the beautiful landscape. Enclosed by mixed hedging and adjoining farmland on either side, they are laid mostly to lawn with a mixture of specimen trees and shrubs. In the South facing rear garden, an impressive rockery with waterfall and a partly covered sun terrace, which is a delightful place to sit and relax. With no immediate neighbours, the house and gardens are very private, and as the old adage goes, it is all about 'Location, Location, Location'.



Reception Hall / Kitchen/Breakfast Room / Utility Room / Dining Room









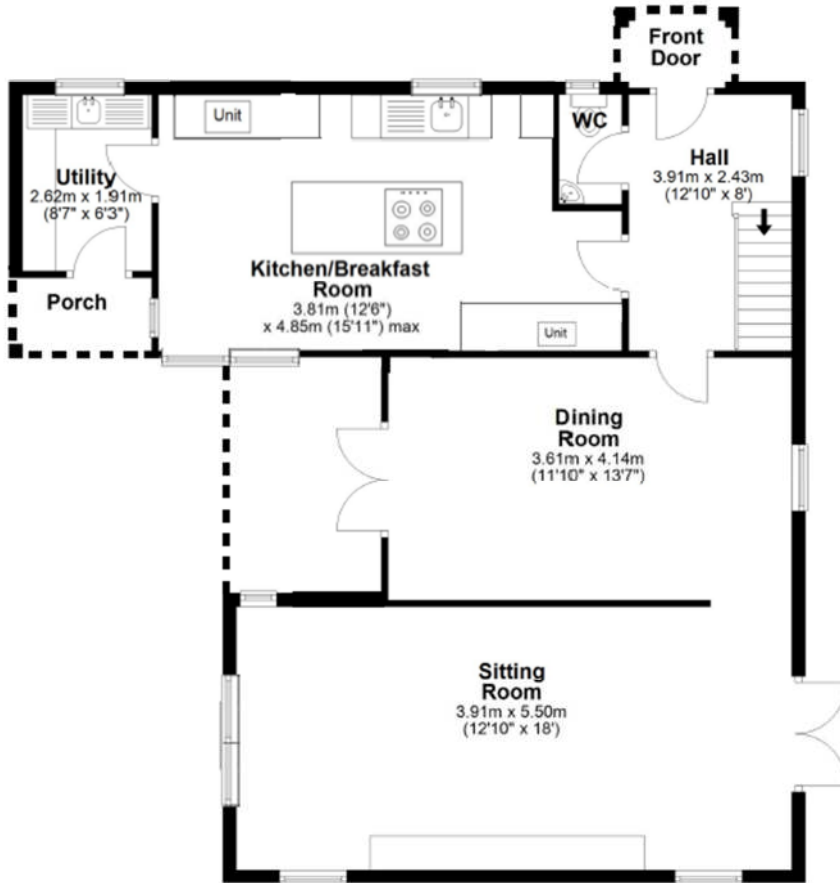




Landing/study space / two of the three bedrooms with supporting bathroom



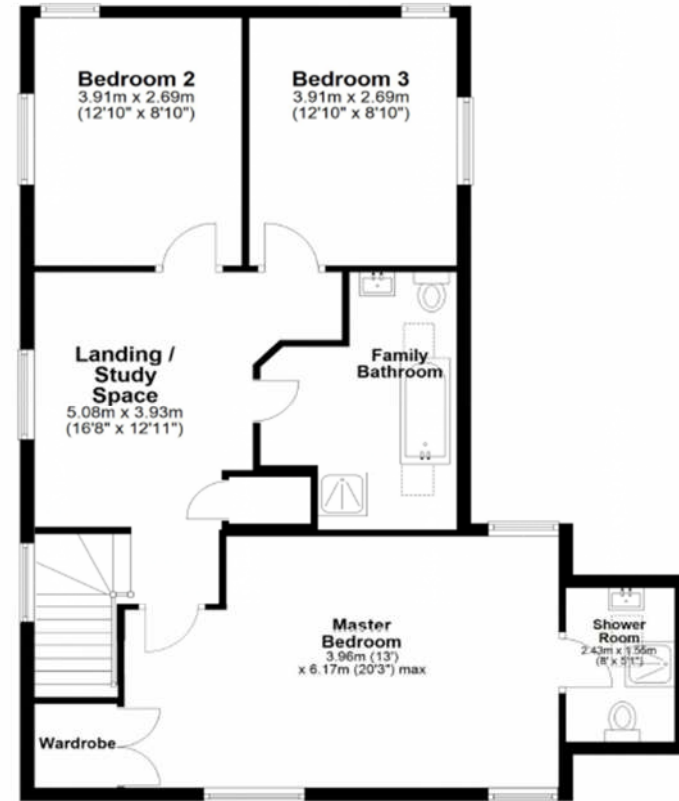
## Ground floor



Total area: approx. 91.6 sq. metres (985.8 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.

## First floor



Total area: approx. 80.6 sq. metres (867.2 sq. feet)

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House 1,852 sqft (172.07 sqm / Outbuilding 882.5 sqft (82 sqm)

Total 2,744.5 sqft (254.07 sqm)

Grounds 1.05 acre

# Brookes Bliss

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

### Services and considerations

Mains water and electricity  
Private drainage  
Underfloor heating with an air source heat pump.  
Tenure freehold  
Council Tax band F  
EPC Rating D 57/72  
Broadband <https://checker.ofcom.org.uk/>  
Mobile Phone Coverage <https://checker.ofcom.org.uk/>  
Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herfordshire>

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.

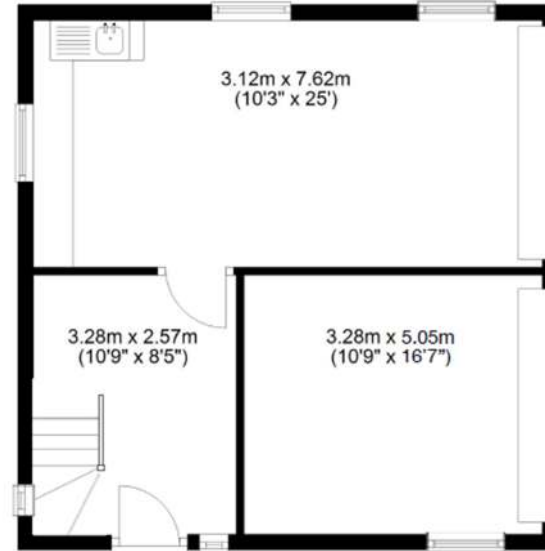
Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.

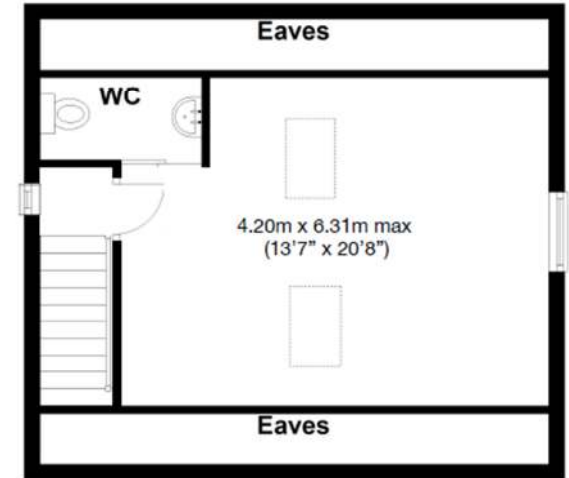
### Directions

What3Words///migrate.flamenco.legroom  
From the centre of Peterchurch, head towards Hay on Wye and before leaving the village turn left just before The Nags Head public house. Continue to the crossroads and proceed straight over into Long Lane. Continue up the hill for approximately half a mile and the entrance to Old Oak Cottage will be found on the left-hand side.

### Outbuilding - Ground Floor



### Outbuilding - First Floor



Total area: approx. 82.0 sq. metres (882.5 sq. feet)

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