



Priors Court Cottage

Upper Dormington,
Hereford
HR1 4EF



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Attractive detached cottage, in an elevated location with spectacular views, 3 bedrooms, garden room, solar panels, biomass boiler, carport, gardens and grounds extending to just over 0.75 of an acre.

An individual detached cottage in a stunning rural location, adjoining a Site of Special Scientific Interest (SSSI) known as Blackbury Hill with spectacular south-westerly views over the River Lugg and meadows with the Black Mountains beyond, just 6 miles east of the Cathedral City of Hereford and also well placed for access to the popular market town of Ledbury (10 miles) with the M50 motorway link (jct 2).

Within Dormington there is a church, bus service and a variety of footpaths and easy access to both the Rivers Wye and Lugg. The property is also in the catchment area for Bishop's secondary school. Further amenities are available in the villages of Mordiford (2 miles) where there is also a public house and primary school and Bartestree (2 miles) where there is a nursery school, shop, village hall and sports playing field.

The Victorian cottage has a more modern extension and provides spacious accommodation (about 1229 sq.feet) and has the benefit of a solar panel system and biomass central heating and there is a former stable block, now a carport, and gardens and a sloping paddock with the whole extending to just over 0.75 of an acre.

Ground floor

Door to Entrance Hall

With tiled floor, electric fuse board, radiator, central heating thermostat.

Downstairs Cloakroom

Wash hand-basin, WC with cupboard under, radiator, tiled floor, shaver light and point, window.

Sitting Room

Inglenook style fireplace with former bread oven, tiled hearth, woodburning stove, understairs storage cupboard, corner cupboard, radiator, 3 windows to front, window to rear.

Dining/Living Room

Tiled floor, radiator, exposed ceiling timber, recess with storage cupboard, window to front, double doors to the side.

Kitchen

Fitted with shaker style units with granite worksurfaces and tiled splashbacks, Belfast sink unit, plumbing for washing machine and dishwasher, built-in electric double oven, 4-ring gas (LPG) hob, tiled floor, 3 windows.

Staircase leads from the Entrance Hall to the

First floor

Landing

Hatch to roof space, window, airing cupboard with hot water cylinder and electric immersion heater.

Bedroom 1

Wardrobe, hatch to roof space, radiator, windows to front and side.

Bedroom 2

Radiator, window to front.

Bedroom 3

Fitted wardrobe, radiator, windows to side and rear and en-suite shower cubicle with glass screen and mains fitment.

Bathroom

White suite comprising a bath with mains shower fitment over and folding screen, wash hand-basin, WC, radiator, storage cupboard, window.

Outside

To the front of the property there is a raised garden part-terraced with a range of heathers and there is a **CARPORT** with adjoining log-store. To the rear, there is a grassed bank. To the side of the carport there is access to a sloping paddock with chicken enclosure which runs to the rear of the house and adjoins Buckbury Hill. The gardens lie predominantly to the side of the property and have been attractively landscaped, lawned with terraces and stocked with a variety of ornamental shrubs and trees. **Summerhouse. Former outside WC. Garden shed.** To the side of the property there is a paved patio. Adjoining the property is a **Garden Room** which has a radiator, Velux window and double doors to a pergola with patio and there is a door into the boiler room housing the biomass boiler system with hot water tank and solar panel control. Outside lights and water tap.

General information

Services

Mains water and electricity are connected. Private drainage system. Solar panels. Telephone (subject to transfer regulations). Biomass central heating.

Outgoings

Council tax band 'F' - Water rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Ledbury on the A438, continue through Lugwardine and Bartestree and turn right towards Dormington and Mordiford, passing Dormington Court and the church on the left-hand side and take the 1st turning left. At the T-junction turn right and then after about ¼ of a mile, turn left into a private lane and the property is the 1st on the left-hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

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

Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 2.00 pm

JRC FC006641 January 2025 (1)





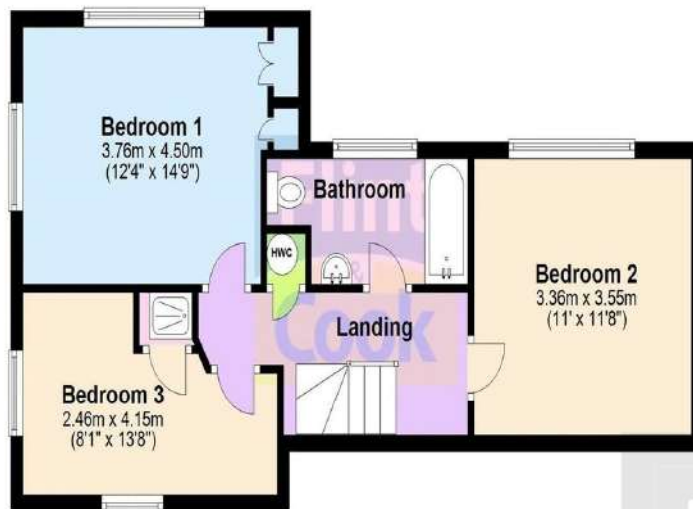
Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



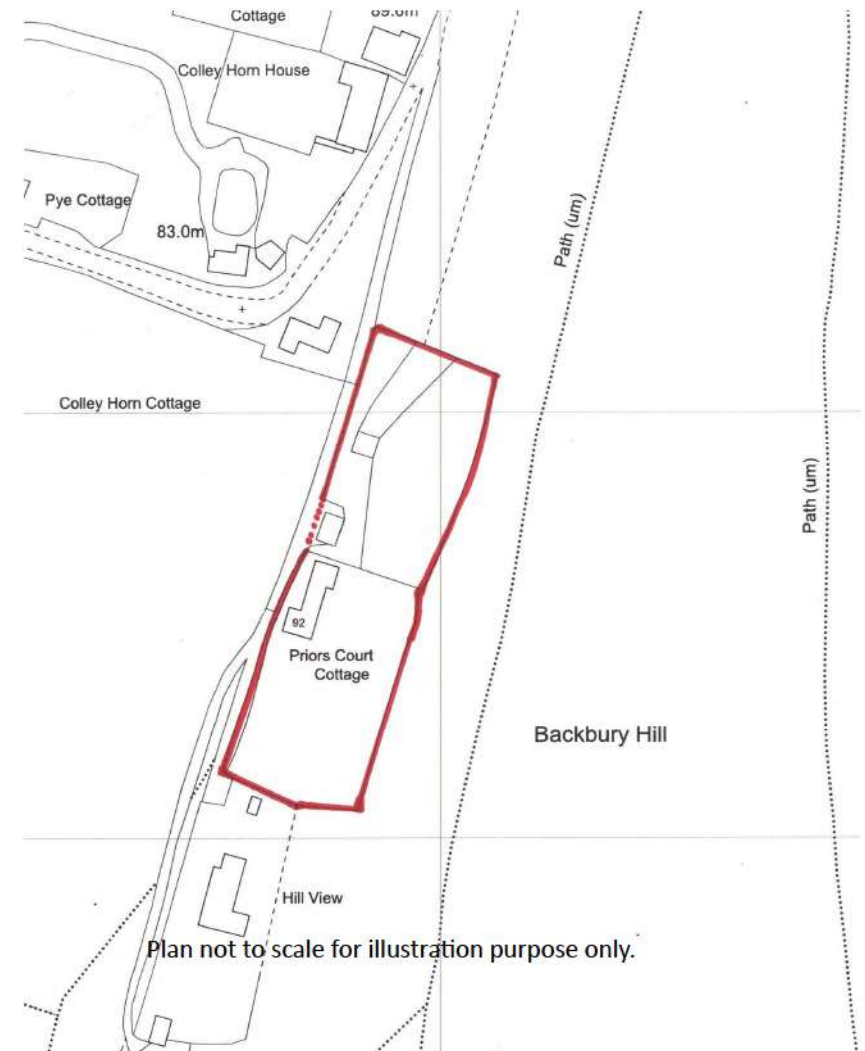
First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



Total area: approx. 114.3 sq. metres (1229.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Plan not to scale for illustration purpose only.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)		67		
A				
(81-91)				
B				
(69-80)				
C	45			
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				



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