



Riverview Barn

Dinedor Court

Dinedor

Hereford

HR2 6LG



Riverview Barn, Dinedor Court, Dinedor, Hereford HR2 6LG

This beautifully presented detached house is positioned in a small hamlet of just 7 properties in a rural location overlooking open farmland and the nearby River Wye with spectacular views, yet only 3.5 miles south of the Cathedral City of Hereford.

Within Dinedor there is a village hall, church and lovely local walks. The property is well placed for access to the Rotherwas industrial estate and further shops and amenities.

Boasting plenty of character throughout but with a modern feel, the property has the added benefit of oil central heating, double glazing, a large living room with wrap-around balcony, a farmhouse style kitchen, 3 bathrooms, extensive parking and large garages.

The whole is more particularly described as follows

Ground floor

Superb Kitchen

Fitted with oak base units and ample worksurfaces, 6-burner Rangemaster gas oven and space for American style fridge/freezer, integrated dishwasher, electric oven, Belfast sink with boiling water tap, triple aspect double glazed windows to the front, side and rear, tiled floor and radiator.

Utility

Tiled floor, radiator, space for washing machine with counter space above, double glazed window to the rear and stable door..

Snug/Dining Room

Fitted carpet, cast iron radiator and French doors leading to the front garden.

Inner Hallway

With cast iron radiator, understairs storage and carpeted stairs leading to the first floor.

Continuing Inner Hallway

Tiled floor, cast iron radiator and double glazed feature window and doors to

Bedroom 5

Fitted carpet, cast iron radiator and double glazed window to the front.

Bedroom 6

Fitted carpet, cast iron radiator, double glazed window to the rear.

Bedroom 4

Fitted carpet, cast iron radiator and double glazed French doors leading onto the front patio.

Shower Room

Comprising a double length walk-in shower with mains fitment, low level WC and vanity wash hand-basin with heated towel rail, double glazed window and tiled floor.

First floor

Landing

Fitted carpet, double glazed window, loft hatch, cast iron radiator and doors to the

Living Room

Wooden flooring, dual aspect double glazed windows to the rear and side, 3 cast iron radiators, Inglenook style fireplace with tiled hearth, brick surround and wooden mantel over, sliding doors opening up onto the wrap-around balcony.

Office

Fitted carpet, cast iron radiator and Velux window.

Master Bedroom

A beautifully presented room with high ceilings and wooden beams throughout, fitted carpet, triple aspect windows to the front, side and rear, 3 cast iron radiators and sliding door into the **En-suite Shower Room** with double width walk-in shower with mains fitment, vanity wash hand-basin with storage under, low level WC, tiled floor, double glazed window and heated towel rail.

Bedroom 2

Wooden flooring, cast iron radiator and double glazed window to the front aspect.

Bedroom 3

Wooden flooring, cast iron radiator and double glazed window to the front aspect.

Bathroom

A modern fitted suite comprising P-shaped bath and mains fitment shower over, low level WC and vanity wash hand-basin, double glazed window and heated towel rail.



Outside

To the front, a gravelled driveway leads round to the rear of the property where there is ample parking for several vehicles and also leads to the LARGE GARAGE (which is currently set-up as a workshop but has ample space and potential for conversion, subject to planning) with up-and-over door, power, light and side access door and DOUBLE BAY CARPORT.

There is a lawned garden to the rear and a lawned garden to the front with a paved patio area with seating and a further gravelled patio area - perfect for entertaining. Steps leads up from the front area to the BALCONY. Below the balcony there is a wood-store and outside WC.

General information

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band E - payable 2023/24 £2706.77
Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed initially south towards Ross-on-Wye on the A49 and then, just past St Martin's church, turn left towards Holme Lacy and continue through the Rotherwas industrial estate. As the road turns sharply right up hill, continue straight ahead, keeping the oak trees on your left and take the 1st fork left and follow the road down and Riverview Barn is located straight ahead.

What3words - rural.stirs.skills

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.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

DR FC007985 June 2023 (1)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

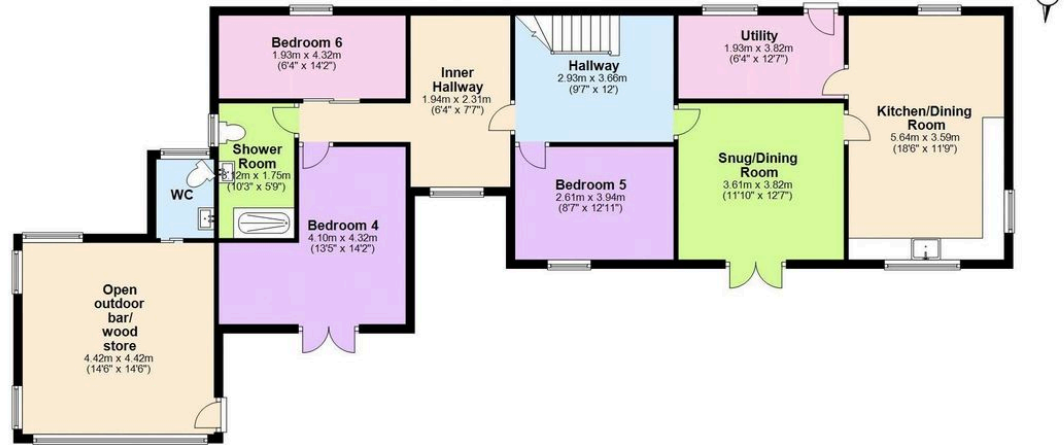
Energy efficiency chart





Ground Floor

Approx. 138.7 sq. metres (1493.1 sq. feet)



First Floor

Approx. 188.6 sq. metres (2030.6 sq. feet)



Total area: approx. 327.4 sq. metres (3523.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanIt!



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