



Nigel Ward & Co.

CHARTERED SURVEYOR
LAND & ESTATE AGENT, AUCTIONEER & VALUER

 PrimeLocation.com

The Border Property Centre
Pontrilas, Hereford HR2 0EH
Tel: (01981) 240140
Email: office@nigel-ward.co.uk
Web: www.nigel-ward.co.uk

For sale to close an estate and on the market for the first time in approximately 50 years.

**Common Bach, Near DORSTONE, HR3 6BL
Overlooking West Lawn Common,
Herefordshire**

This unusual property occupies a secluded, elevated position in the Golden Valley area, just under a mile from the village centre, which itself is located near the Welsh Border with Hay-on-Wye approximately 6 miles distant and the important local City of Hereford, being about 15 miles distant.

A charming, compact, Detached stone-built Cottage,
standing in sloping grounds of .66 of an acre or thereabouts
including gardens and a small area of woodland
with some thriving Walnut trees



TOP COTTAGE

The dwelling; which is constructed principally of stone, stands under a felted and stone tiled roof with a later flat-roofed extension. The accommodation, which possesses a great deal of charm and character, has the advantage of night storage heating and a wood-burning stove, it currently comprises:



On the Ground Floor:

Part glazed front door to

ENTRANCE HALL with solid floor, one exposed stone wall, wrought iron wall light and a telephone point. Stairs leading off. Off is a small **Cloaks Cupboard** with one single power point, this in turn giving access to an **Airing Cupboard** with slat shelving and the lagged hot water cylinder heated by an electric immersion heater.



SITTING ROOM

17'9" x 10'9" av.

of irregular shape, enjoying an outlook over the front garden to woodland beyond. Solid floor having fitted beige carpet, exposed beams, feature stone fireplace with ornament recesses, wood-burning stove, a stone hearth and a bread oven recess to one side.

Feature lancet type window to one side. Night storage heater and two double power points.

Under-stairs Cupboard with hanging and shelf space.

A fully glazed door from the hall gives access to the

FARMHOUSE STYLE KITCHEN 15'7" x 10'11"

enjoying three aspects and having a solid floor, a double drainer stainless steel sink unit, recess and plumbing for an automatic washing machine, an electric cooker panel, a night storage heater, one double and one single power points. There is a small **Walk-in Pantry**, 2'6" x 2'6" off with a door-operated light switch and fitted shelving to two sides. From the kitchen a part-glazed door leads out to the virtually south-facing paved terrace and the gardens.



BATHROOM

9'6" x 7'3"

with a solid floor, a pink suite of pressed-steel panelled bath (h & c), a pedestal wash hand basin (h & c) and a low flush w.c. There is a glass shelf, shaver point and wall-mounted radiant heater installed.



Stairs to On the first floor:

Small LANDING with two doors leading to

BEDROOM (1) 11'6" x 8'4" av. plus 9'4" x 7'3" av. which formerly appears to have been divided into two rooms, but is now an "L" shaped double room with two windows having views to the south towards the rolling landscape of the Welsh border countryside. There is a beige fitted carpet, two double power points, a hatch to the

insulated roof space and an arch leading through to an

ATTIC BEDROOM 15'3" x 5'3" min.

with exposed purlins, limited headroom to the sides and an end window in the gable with an easterly outlook.



OUTSIDE

The property is approached off the council maintained lane via a double-gated entrance leading to the dwelling which is surrounded by sloping gardens, mainly down to the lawn with well-established shrubs, trees and herbaceous plants. To the immediate south-facing front of the property is a stone terrace with an adjoining small level lawn which in turn opens up to the side garden lawn area interspersed with various trees. There is a productive kitchen garden down-slope from the terrace on the south side of the property with grassy access



paths between the various vegetable beds, here also is a timber built **Fowl House**, 8' x 5', which would benefit from some renovation.



Attached to one end of the cottage is a **Lean-to Store**, 9'9" x 5'10" with potential for use as a study/hobby room, this has an exposed stone wall, a concrete floor, one double power point and electric light. A short distance away backing onto the roadside is a most useful **Timber Garden Store** standing under a corrugated iron roof and divided internally into two sections on slightly differing levels, one 10' x 9'6", the other 9' 6" x 9'6", each having a separate access and a concreted floor.

Electric light and power are connected.

Adjacent to the garden is a small, principally broad-leaf woodland plantation of triangular shape with Oak, Norway Spruce, Beech, Silver Birch and Walnut trees.

Situated with access from the roadside and with a stone-built base is a timber built; currently open-fronted, **GARAGE** 18'10" x 8'7" with a concreted floor.

SERVICES

Mains electricity and mains water are connected. Drainage is to a septic tank and soak-away. Telephone (subject to Telecommunications company transfer regulations).

None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

PRICE

Offers in the region of £375,000 are invited for this unique property.

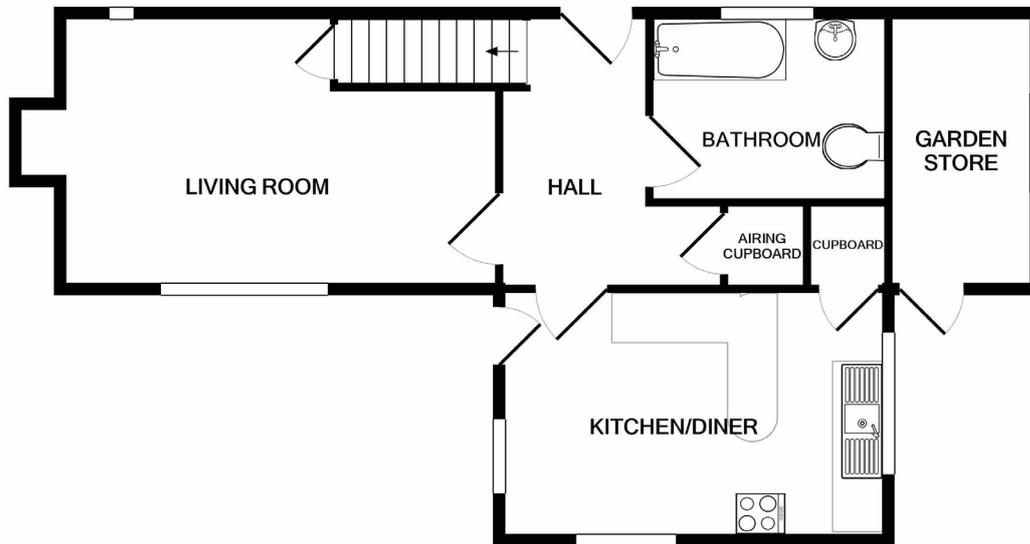
AGENTS' REMARKS The property is situated in a secluded rural location enjoying far ranging views from the grounds and in the winter months the remains of the ancient landmark Snodhill Castle can be seen in the middle distance about a mile away. Hay-on-Wye (6 miles) is a thriving market and tourist town, famous for its literary festival and second-hand book shops. For those interested in walking, in the immediate area there are pleasant walks available close at hand through Garw Dingle and West Lawn Common whilst the rugged Black Mountains and Brecon Beacons are within reasonable travelling distance.

TENURE

Freehold.

OUTGOINGS

The property is banded in Band "D" for Council Tax purposes.



GROUND FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

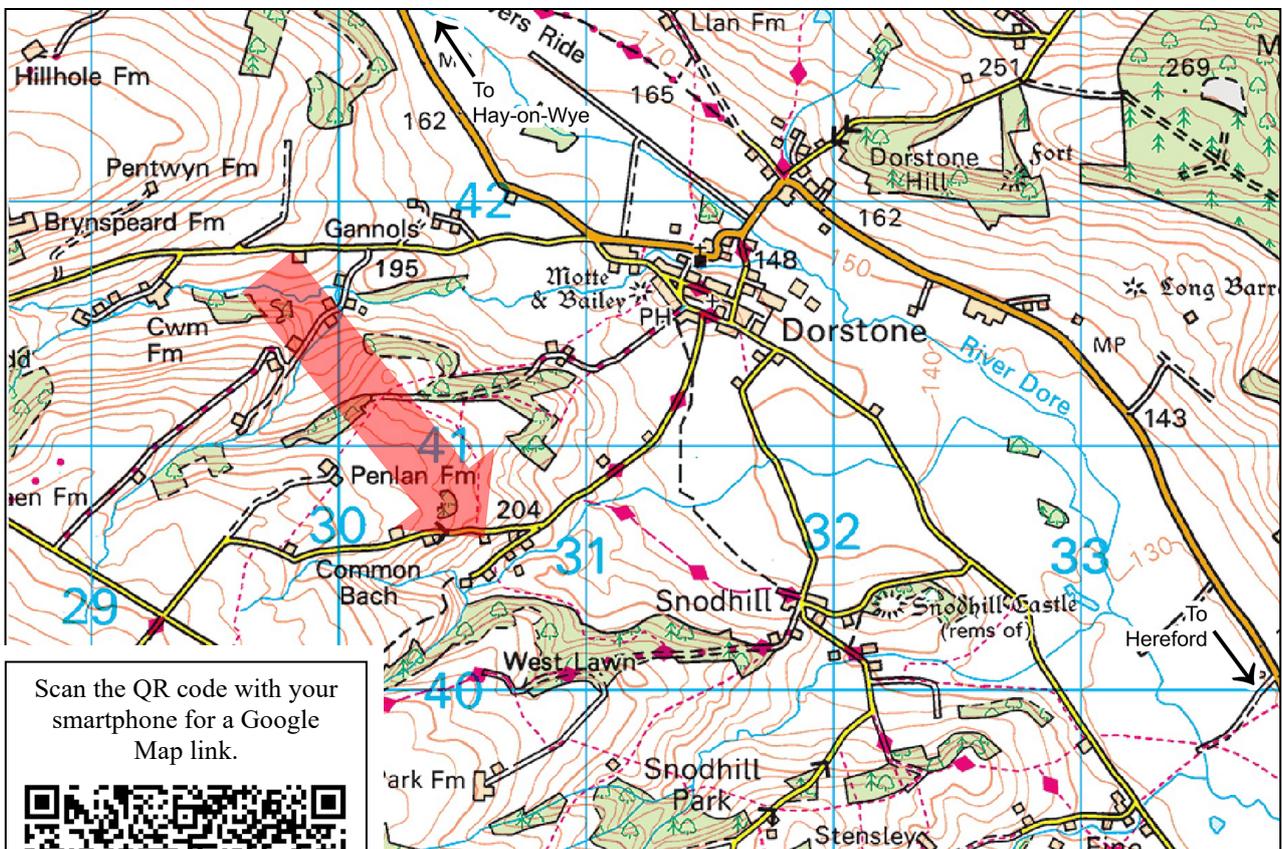
The average energy rating and score for a property in England and Wales are D (60).

Link to full EPC: <https://tinyurl.com/yx4ke8p>

POSSESSION Vacant Possession upon completion.

VIEWING Strictly by appointment through the Sole Agents.

APPROACH The postcode relating to the property is HR3 6BL, this is likely to take you past the property. The property is best approached from the village of Dorstone by taking Pitt Road out of the village in a south-westerly direction. The turning into Pitt Road is signposted “Common Bach”. Proceed along this lane for about ¾ of a mile, here at the fork taking the right-hand turning. Carry on up the hill and Top Cottage is the second property on the left hand side after about 250 yards. There is room to park outside the garage about 40 yards above the gateway into the cottage garden.



Scan the QR code with your smartphone for a Google Map link.



Link to Google Map:
<https://tinyurl.com/yy38tmtc>

IMPORTANT NOTICE

Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- Any area measurements referred to are approximate only.
- The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- The Plan is based upon Ordnance Survey Maps, amended by the Auctioneers, and is produced for the convenience of purchasers only. It, the particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at Law.