



Meadow Cottage, Monnington Court, Vowchurch, Hereford HR2 0QB



**Sunderlands**  
Residential Rural Commercial



**Meadow Cottage,  
Monnington Court,  
Vowchurch,  
Hereford  
HR2 0QB**

### Summary of Features

- Semi-Detached semi-isolated Cottage
- Full of character
- Grade II Listed
- Good sized gardens and parking area
- Between Hay on Wye and Hereford

**Asking Price £310,000**

An historic Grade II Listed farmhouse being semi-detached set at the end of a long vehicular drive and surrounded by farmland. This period property enjoys an abundance of character throughout, including exposed beams, wood paneling, old fireplaces and staircases. Although the accommodation offers only 2 bedrooms, it extends to over 1,300 square feet over two floors, which has had the benefit of some recent renovation works. There is Calor gas central heating, large kitchen/dining area, good sized sitting room, rear utility with WC and to the first floor; 2 double bedrooms, both having bathroom/shower room facilities. There is a wide parking area to the front and medium sized gardens to the rear, which overlook adjoining farmland. To fully appreciate the semi isolated location, views over adjoining farmland and the Golden Valley and the character of this home, an internal inspection is recommended.

No ongoing chain.

#### **Location:**

Set in the heart of the Golden Valley, this beautiful rural area of south-west Herefordshire, which lies between Hereford and Hay on Wye. The neighbouring Village of Peterchurch has shop, restaurant, public house as well as a bus service, church and many delightful walks around the area.

#### **Oak Porch**

With stone tiled roof and flagstone floor with timber door opening to -

#### **Sitting Room**

Having double glazed front window, tiled flooring, exposed beams and ceiling, stone inglenook fireplace with old lintel beam over and inset woodburner, radiator.

#### **Kitchen/Dining Area**

A room of much character being part wood panelled, heavily beamed throughout, having double glazed window to front and rear, overlooking wooded hills across the valley, base units with work surface area and also eye level units, stainless steel single drainer sink unit, gas wall mounted central heating boiler, enclosed stairs to first floor.

#### **Utility**

Having double glazed window, door to rear cupboard and radiator.

#### **Cloakroom**

With WC low flush suite, pedestal wash hand basin and radiator.

There are two separate staircases to the first floor, the first leading from the Kitchen/Breakfast Area up to a -

#### **Landing**

With exposed beams, double glazed window, airing cupboard housing hot water cylinder and radiator.

#### **Bathroom**

With shower cubicle, WC low flush suite, pedestal wash hand basin and radiator.

#### **Bedroom 1**

Having exposed beams, radiator, fitted wardrobes.

Second staircase leads from the Sitting Room to -

#### **Landing**

#### **Bedroom 2**

Having a stone fireplace, exposed beams to wall and ceiling, double glazed windows to front with views towards Vowchurch Common, radiator. Door to -

#### **En Suite Bathroom**

Having bath with shower over, WC low flush suite, pedestal wash hand basin and double glazed Velux window.

#### **Outside:**

To the front of the property a five bar gate opens to a gravelled parking area for a number of cars. A side gate leads round to the rear, which initially is paved giving way to a wide area of lawn, enclosed within fencing and with some trees. The gardens adjoin neighbouring farmland and have delightful views across the Golden Valley.

#### **Services:**

Mains electricity and water. Private drainage. Calor Gas central heating.

#### **Tenure:**

Freehold.

#### **Council tax band**

Herefordshire council tax band - D

#### **Agent's Note:**

There are shared maintenance obligations for the access track/drive. Further details from the Agent. There is also access rights for the neighbouring property to their septic tank. The purchaser has the right to use the existing shared septic tank for 24 months. After which time they must use their own sewage treatment system installed at their own cost.

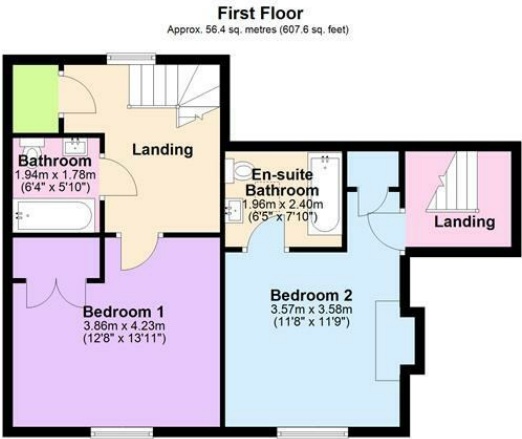






**Directions:**  
Leave Hereford south over the bridge and take the A465 towards Abergavenny. After a short distance take the right turning towards Clehonger and follow the signs to Kingstone. Proceed through the Village of Kingstone passing the school and at the junction turn right towards Peterchurch on the B4348. Just after a mile and a half, take the right turn towards Monnington Court up the long drive towards Monnington Court House passing across the front of the property and continuing to the track end and to the property.

**Anti money laundering**  
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.



**Sunderlands**

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   | 34                      | 46        |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.