

Upper Old Tay

Urishay, Herefordshire

Sunderlands

Sunderlands
Residential Rural Commercial

Upper Old Tay
Urishay
Peterchurch
Hereford
Herefordshire
HR2 0TA

- ***A detached two bed cottage in need of renovation***
- ***Set in a beautiful location overlooking the Golden Valley***
- ***Offering excellent potential for further extension subject to planning consent***
- ***A useful range of outbuildings wit further potential***

Hay on Wye 2.5 miles
Kington 9.5 miles
Brecon 18 miles
Hereford 19 miles

INTRODUCTION

Occupying an enviable position in the sought-after hamlet of Urishay, Herefordshire, this detached property enjoys spectacular views across the beautiful Golden Valley and offers a wonderful opportunity for purchasers looking to create a delightful country home in a particularly appealing rural setting.

The property currently provides two double bedrooms, two reception rooms, a kitchen and bathroom, together with a useful ground floor cloakroom. There is also exciting scope to extend the existing accommodation, subject to the necessary planning permissions.

A further notable feature is the generous, detached outbuilding, which incorporates a garage, general store and workshop. Offering considerable versatility and potential, this space could be retained for its current uses or potentially adapted to provide studio or ancillary accommodation, subject to the appropriate consents.

Externally, the property enjoys a good degree of privacy, with a generous lawned garden, established trees and shrubs, all perfectly positioned to take full advantage of the outstanding countryside views.

Combining a beautiful rural setting with excellent scope for improvement and enhancement, this is an exciting opportunity to acquire a property with considerable potential in the heart of the Golden Valley.



LOCATION

Urishay is situated within the picturesque Golden Valley, an area renowned for its unspoilt countryside, rolling hills and far-reaching views towards the Black Mountains. The surrounding landscape offers a wonderful setting for those who enjoy country walks, outdoor pursuits and the tranquillity of rural living.

The nearby village of Peterchurch provides local amenities, whilst the popular market town of Hay-on-Wye, famed for its bookshops, independent shops, cafés and annual literary festival, lies to the north. The cathedral city of Hereford offers a more comprehensive range of shopping, leisure and educational facilities, with Abergavenny also within reach. The area is particularly well placed for exploring the beautiful Herefordshire countryside and the neighbouring Welsh borders.



ACCOMMODATION

The property is entered via the front door into a welcoming hallway, featuring an attractive carved wooden staircase rising to the first floor and a useful cloakroom fitted with a WC and wash hand basin.

Straight ahead is the sitting room, which enjoys a lovely outlook across the surrounding countryside, with a wood-burning stove providing an attractive focal point.

A door leads through to the kitchen, which also takes full advantage of the wonderful views and is fitted with a range of kitchen units and work surfaces, with French doors opening directly onto the garden.

A further door leads into the separate dining room, providing an ideal space for formal dining or additional reception use, with access back through to the entrance hallway.

To the first floor, the landing provides access to two well-proportioned double bedrooms and the family bathroom. Of particular interest, the landing corridor continues beyond the existing accommodation, offering exciting potential to extend and create further living space, subject to the necessary planning permissions.





















OUTSIDE

The outside space is undoubtedly one of the property's most appealing features. A generous and particularly private garden, predominantly laid to lawn, is interspersed with established trees and shrubs, creating an attractive and peaceful setting in which to relax and enjoy the spectacular views across the Golden Valley.
The garden provides an excellent opportunity for outdoor entertaining, gardening or simply enjoying the surrounding countryside and the sense of space and privacy.
A particularly useful feature is the substantial detached outbuilding, which is divided into three separate areas, offering excellent versatility and scope for a variety of uses.
The garage benefits from an up-and-over entrance door and an inspection pit, making it particularly useful for vehicle storage and maintenance. There is also a general-purpose store, together with a generous workshop which enjoys lovely views across the Golden Valley and benefits from power and lighting.
The outbuilding offers exciting potential for purchasers looking for additional workspace, hobbies or storage, with the possibility of repurposing or creating studio or ancillary accommodation, subject to the necessary planning permissions and building regulation approvals.



SERVICES
Mains electricity, private spring water and septic tank drainage.
Please note that the services or service installations have not been tested.

TENURE
Freehold with vacant possession upon completion.

VIEWING AND CONTACT DETAILS
Strictly by appointment with the agent only.
Contact Tel: 01497 822522
Office opening hours: Mon-Fri 9.00am-5.00pm.
Sat 9.00am-12 noon.
harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION
Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

COUNCIL TAX BAND
Herefordshire County Council Band “E”

DIRECTIONS
What3words ///docks.ulterior.chiefs

ANTI MONEY LAUNDERING CHECKS
The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

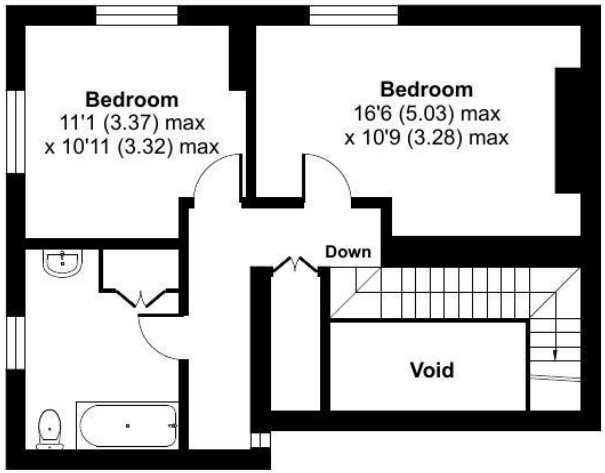
NOTES
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser’s Solicitor and the type of inspection undertaken by a purchaser’s Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.
Sunderlands LLP for themselves and for the vendors or lessors of this property, whose in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.
REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911



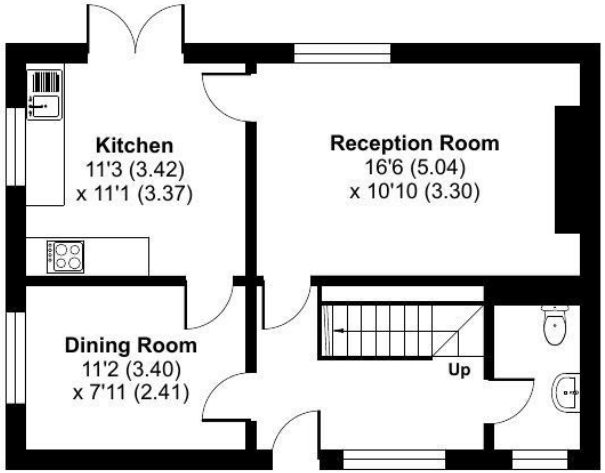


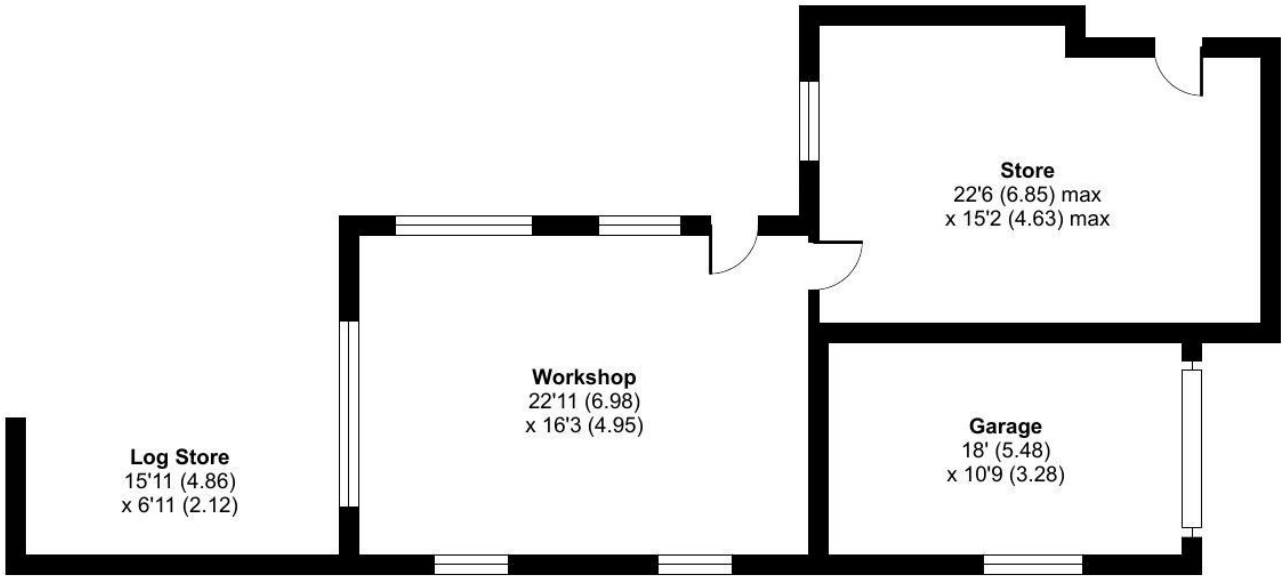
Upper Old Tay, Urishay, Peterchurch, Hereford, HR2

Approximate Area = 1082 sq ft / 100.5 sq m (excludes log store / void)
Garage = 193 sq ft / 17.9 sq m
Outbuilding = 699 sq ft / 64.9 sq m
Total = 1974 sq ft / 183.3 sq m
For identification only - Not to scale

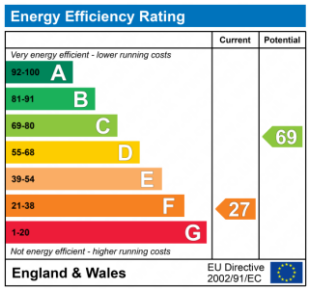


FIRST FLOOR





GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sunderlands. REF: 1543171

Sunderlands
Residential Rural Commercial



Harry Aldrich-Blake
Tel: 07717 410757
harry@sunderlands.co.uk