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The Model Dairy, Winforton, HR3 6EA  
Price £450,000





# The Model Dairy, Winforton

The Model Dairy is a well appointed, detached, six bedroom family home which is situated in the popular village of Winforton, just 8 miles from the market town of Hay on Wye. The property boasts three reception rooms, has an enclosed, well established and mature rear garden, ample parking, oil heating and double glazing. This property is offered for sale WITH NO ONWARD CHAIN.

## FEATURES

- Detached Home
- Three reception rooms
- Six bedrooms, one en-suite
- Garden and parking
- Village location
- NO ONWARD CHAIN



## Material Information

**Price** £450,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** F

**EPC:** E (51)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



## Introduction

Situated in the popular village of Winforton is this detached family home which has accommodation comprising; entrance hall, living room, dining room, kitchen/breakfast room, utility, pantry, cloakroom and conservatory. The first floor comprises; six bedrooms, one en-suite and a family bathroom. There is an enclosed rear garden, ample parking to the front, oil heating and double glazing. The property is offered for sale WITH NO ONWARD CHAIN.

## Property Description

The front door opens into the entrance hall where there is a tiled floor, space for furniture, coats and shoes, the staircase to the first floor and doors to the living room and dining room. There is parquet flooring which flows into both the living room and dining room. The living room has dual aspect windows including a bay window to the front and rear. There is a brick fireplace which could be fitted with a woodburning stove and creates a focal point to the room. The dining room provides excellent space for a large table and chairs. There is a feature fireplace, dual aspect windows and a useful storage cupboard. A door opens to the kitchen/breakfast room which has a tiled floor, wall and base units, stainless steel sink, integrated dishwasher and space for a fridge freezer. There is a Range electric cooker with eight ring gas hob, an oil fired Rayburn and a pantry. The utility has shelving with space and plumbing for a washing machine and additional white goods. There is a cloakroom with WC. A conservatory overlooks the garden and is a wonderful place to sit and relax. There are dual aspect windows including French doors which open to the patio. Bedroom one is a double sized room

with dual aspect windows, built in wardrobes and an en-suite fitted with a WC, basin and shower cubicle. Bedroom two and three are both doubles with built in wardrobe and a window to the front. Bedroom four is a double with a window to the front and bedroom five a single with a window to the rear. The sixth bedroom is a single with a window to the side. The family bathroom is fitted with a white suite to include WC, basin and a bath with a shower over.

## Garden and Parking

To the front of the property is a gravelled area which is suitable for parking but provides space for a garage to be erected subject to planning. A path leads to the rear of the property where the rear garden is enclosed by a fence. The garden is mainly laid to lawn with some mature trees and plants to flower borders. There is an apple and pear tree as well as a variety of shrubs. A patio area provides space for dining and entertaining in the warmer months and there is an enclosed area ideal for planting fruit and vegetables with a greenhouse already being there.

## Services

Oil heating via the Rayburn. Bottle gas for cooking. Mains water. Recently fitted private sewage treatment plant. Herefordshire council tax band F

## Location

Winforton is a rural village six miles from Hay on Wye and fifteen miles from Hereford. Winforton is a friendly community with a church & village pub. On the south side of the village a pleasant walk takes you to the river Wye where sand martins & kingfishers can be seen along its banks. Nestled in the Wye valley,









it is surrounded by lovely areas to explore with the Hay Festival on your doorstep. With Moccas Park, The National Trust & Ludlow castle within easy reach. If you enjoy music, eating off grid & an abundance of wildlife & country walks you'll be quite at home. The local spa garage & shops are only a short drive away & all the major food stores will deliver to your doorstep. Food lovers will enjoy Ludlow & Hay farmers markets & Oakchurch farm shop on the A438. There are excellent schools locally & a school mini bus from the top of the lane. Situated within easy distance of Hay on Wye, Hereford & Leominster. To the north, Kington offers a popular garden centre, water gardens & stunning views for walkers. Local doctors surgeries are at Kington, Staunton on Wye or Weobley. Dentists are found in either Hay, Weobley or Hereford.

**Agents Note**

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

**DIRECTIONS**

Proceed west from Hereford on the A438 towards Swainshill and Brecon, continue through Letton and take the left hand turn continuing on the A438 to Brecon and Winforton. Proceed into the village of Winforton past the Sun Inn, just before you leave the village turn right. Proceed straight ahead where the property is located on









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1768.57 ft<sup>2</sup>

164.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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