

The Old Stables

Dorstone, Hereford, HR3 6AB



**The Old Stables
Dorstone
Hereford
Herefordshire
HR3 6AB**

- An attached and charming three-bedroom village home
- Set in generous gardens and an established orchard
- Highly desirable Golden Valley location
- Equipped with PV solar panels and energy-efficient upgrades including battery storage
- Generous parking, car port with log store and EV charging point
- Beautifully presented throughout
- Viewing highly recommended

**Hay-on-Wye 6½ miles
Hereford 15 miles
Abergavenny 24½ miles**

INTRODUCTION

Nestled within the highly sought-after village of Dorstone, in the picturesque Golden Valley, The Old Stables is a delightful and characterful three-bedroom home set within beautifully maintained gardens and a flourishing orchard.

Offering a rare blend of period charm and modern efficiency, this attractive property presents an exceptional opportunity for those seeking a peaceful rural lifestyle.

LOCATION

Situated in the heart of the Golden Valley, Dorstone is a charming Herefordshire village surrounded by rolling countryside and far-reaching views. Its peaceful, rural setting offers a true sense of escape, while still being well placed for access to a range of amenities in the wider area.

The nearby literary town of Hay-on-Wye is just a short drive away, offering an excellent selection of independent shops, cafés, restaurants, and a

popular weekly market, as well as everyday conveniences.

The cathedral city of Hereford provides more extensive facilities, including supermarkets, healthcare services, leisure centres, and a mainline railway station with connections to larger cities.

For families, the surrounding area is served by a number of well-regarded schools in both Herefordshire and across the border in Wales. Outdoor enthusiasts are particularly well catered for, with immediate access to walking and riding routes, and the dramatic landscapes of the Black Mountains and the Wye Valley offering endless opportunities for recreation.

Despite its tranquil setting, Dorstone benefits from a strong local community and easy access to day-to-day amenities in the nearby village of Peterchurch, making it an attractive location for those seeking a balance of rural living and practical convenience within one of Herefordshire's most scenic areas.



ACCOMMODATION

From the enclosed oak porch, The Old Stables welcomes you into a warm and inviting reception/dining room, rich in character with exposed beams and dual-aspect windows that create a bright yet cosy atmosphere. This space leads through into the impressive sitting room, where windows to three aspects flood the room with natural light, complemented by further exposed beams and a charming wood-burning stove.

The well-appointed kitchen offers an extensive range of fitted units alongside integrated appliances, including an electric oven, gas hob, and dishwasher. A traditional oil-fired AGA adds both practicality and rustic appeal. The kitchen opens into a delightful breakfast area—an airy and light-filled space with patio doors leading directly onto the garden, ideal for everyday living and entertaining alike.

Additional ground floor features include a useful larder and a utility with a butler sink, W.C and oil boiler

Upstairs, the property offers three generously sized double bedrooms. The principal bedroom benefits from a walk-in wardrobe and an ensuite shower room, while the second bedroom also enjoys ensuite facilities. A well-appointed family bathroom serves the remaining accommodation, complete with bath, shower, wash basin, bidet, and W.C.





OUTSIDE

Approached via a quiet village lane, the property enjoys a spacious parking and turning area, along with a large car port and log store incorporating an electric vehicle charging point, battery, power points and lighting.

The gardens immediately surrounding the house are beautifully landscaped with mature floral and herbaceous borders, complemented by a patio terrace—perfect for outdoor dining and relaxation. Additional features include a greenhouse, useful garden storage, a hen house, feed store, low level outside lighting and outside taps.

Beyond this lies a charming orchard, home to a variety of fruit trees, offering a tranquil and idyllic setting. The grounds as a whole provide a peaceful retreat, ideal for enjoying the natural beauty of the surrounding countryside with the current owners having created a garden to support a wide range of wildlife.



SERVICES

The property is connected to mains electricity, mains water, private shared drainage and oil-fired central heating. The property is fitted with PV Photovoltaic panels with a feed-in tariff plus battery storage. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Band "E".

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.

Out of Hours Mobile – 07717 410757

hay@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

DIRECTIONS

What3Words ///gigged.untruth.sprayer

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

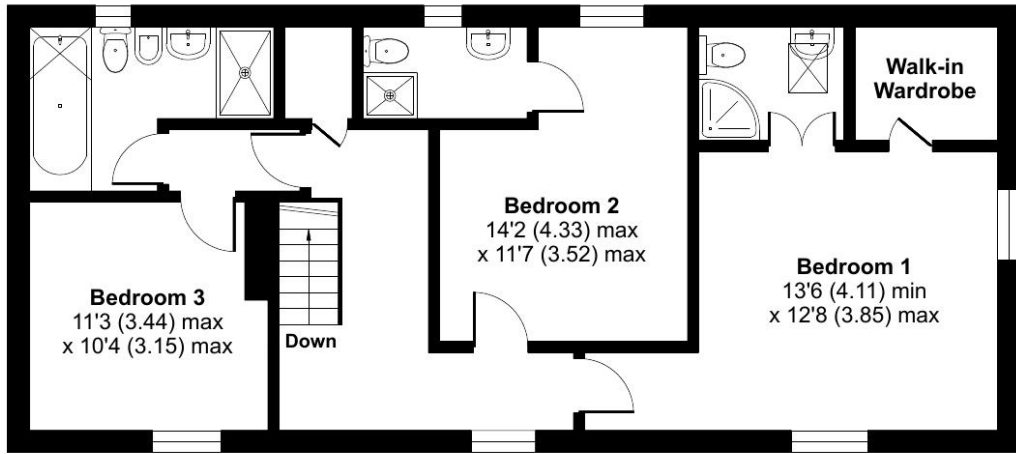
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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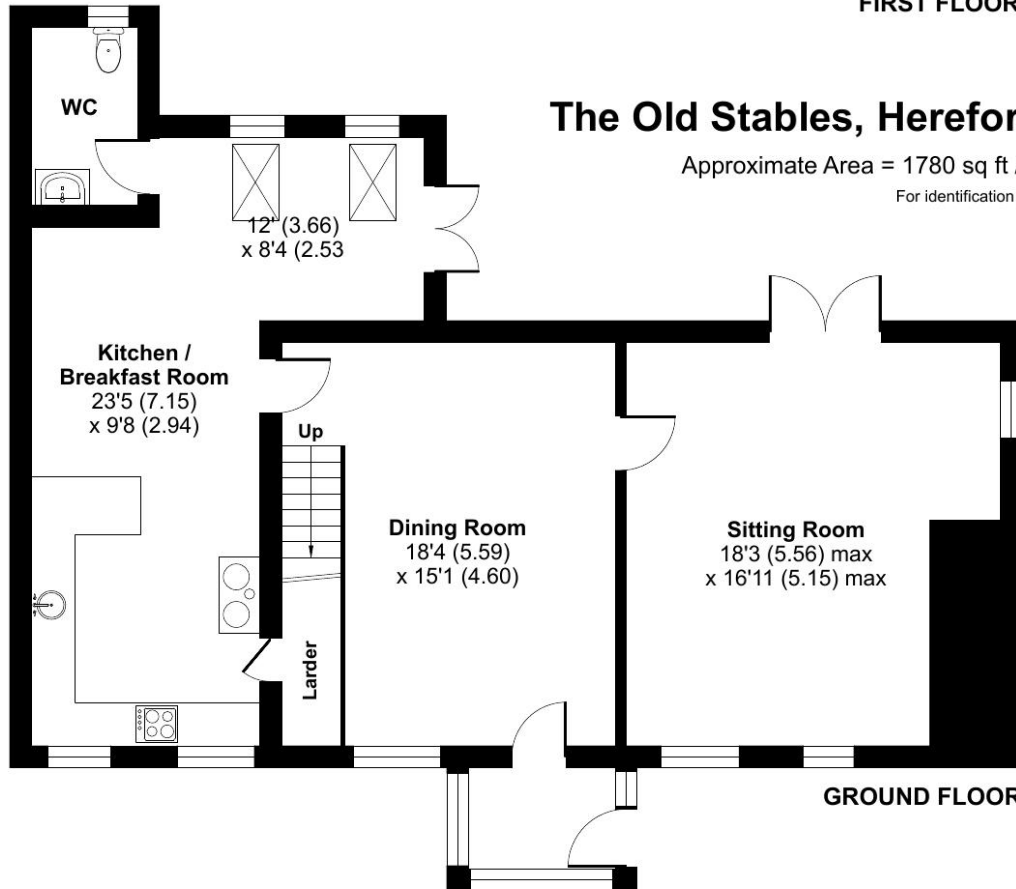
they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911





FIRST FLOOR



GROUND FLOOR

The Old Stables, Hereford, HR3

Approximate Area = 1780 sq ft / 165.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	61	73
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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