

# RHYDSPENCE COTTAGE

£600,000



“An impressive character home”

Whitney-on-Wye, Herefordshire

This substantial, versatile 4-bedroom home is situated just outside the historic book town of Hay-on-Wye and benefits from beautiful, period character throughout, as well as a superb kitchen/ diner, roaring woodburning stove, a charming woodland, large workshop and office.

- Detached, 4-bedroom home
- Large workshop/ garage
- Office
- B&B potential
- Bathroom plus 2 ensembles
- Character throughout
- Superb kitchen/ diner
- Magical woodland garden





Enter the property via a cheery, red front door into the hallway, where reception rooms sit left and right, and a flight of stairs lead up to the first floor. To the right is the formal sitting room: a bright room with a large bank of in-built bookshelves on the rear wall and a pretty, whitewashed brick fireplace under a delicate timber mantel. A cute wooden window seat looks out across the front garden.

On the other side of the property is the living room, replete with character ceiling timbers and a stone and brick fire breast, housing a cosy woodburning stove, which creates a beautiful focal point for the room. Echoing the design of the other reception room, a charming window seat overlooks the garden. A white ledge and brace door leads down a few steps into the kitchen.

The charming kitchen/ dining space is undoubtedly the heart of this home: a dual aspect space, sufficiently large to accommodate a full-sized dining table: a great everyday room in which family can congregate at mealtimes and also perfect for entertaining guests and the extended family at special occasions. Light, stylish wall and floor units line one wall and there is an integrated fridge freezer, larder unit and built in dishwasher. An attractive, range-style cooker sits in a brick chimney breast. Double doors lead to an outdoor seating area.

A door leads into the adjoining workshop and office space: a fantastic facility which has triple garage door access and could be used for a home business (subject any necessary consent) or perhaps as a workshop, craft area or gym.

Upstairs the accommodation is divided into two wings: at the rear, two smaller bedrooms, served by a cheerful bathroom with WC, freestanding bath tub and wash hand basin; and at the front: two grander rooms with pretty fireplaces and each with integrated shower enclosures and separate rooms for a WC and was basin.

**Outside:** The cottage is blessed with a charming woodland garden which goes on and on: a promenade garden in the truest sense, the layout features nooks, borders, small lawned areas and well-kept pathways that invite visitors to explore its natural beauty. Directly behind the house, there is a gravelled seating area, directly adjoining the kitchen: a lovely spot to enjoy an al fresco breakfast. There is also a garden storage shed.







**Area:** Rhydspence Cottage is situated a few minutes' drive from Clyde and the beautiful town of Hay-on-Wye, home to the world famous literature festival. Here there are delightful independent shops, booksellers, cafés, restaurants and delis as well as medical services, a supermarket and transport links. The property is also close to two local service stations and is walking distance to the historic Rhydspence Inn, the perfect venue for a catch-up with friends or a hearty meal.

### At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	F
Heating:	Central heating; Oil
Services:	Mains water, electricity and drainage.
Service charges:	Nil
Covenants:	None known
Flood risk:	Very low risk***
Broadband:	Yes, available**
Mobile:	Yes, coverage available**

\* correct as of instruction date | \*\* Source: Ofcom | \*\*\*Source: Gov.uk flood checker

EPC and floor plan available on the website.

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