



Hill Dene

Abbeydore
Hereford
HR2 0AG



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This impressive detached property is located in a highly favoured rural location, on the edge of the historic Golden Valley with truly spectacular views over an unspoilt landscape and yet still accessible to the cathedral city of Hereford (13 miles) and the market towns of Hay-on-Wye (15 miles), Monmouth (20 miles) and Ross-on-Wye (20 miles).

Hill Dene occupies an elevated location outside of the main village within which there is a church, Abbey Dore Court Garden and also the renowned 12th century Cistercian abbey.

Traditionally constructed in the mid 1990s, to an individual design, the property has replacement double glazing and oil fired central heating and provides well planned accommodation which extends to 2150 sq ft having 4 double bedrooms, a large attic with potential for conversion into additional rooms (subject to the necessary consent), 2 main reception rooms plus a study, farmhouse kitchen, utility room and shower room, excellent parking, double garage, gardens and a paddock which extends to approximately 3/4 acre.

PROPERTY DESCRIPTION

Recessed Porch

With door through to the

Entrance Hall

With radiator, under stair storage cupboard and further store cupboard, smoke alarm and staircase leading up.

Farmhouse-style Kitchen

Fitted with contemporary style base units with work surfaces and splash backs, 1 ½ bowl sink unit, built in electric oven, 4 ring ceramic hob with extractor hood over, tiled floor, oil fired Rayburn Royal, radiator, windows to front and side and door to the

Lounge

With an open fireplace with an oil fire stove and stone surround, 2 radiators, bay window to the front and further windows to the side and double doors into the

Dining Room

With radiator and 2 windows.

Rear Hall

With quarry tiled floor and door to

Recessed Porch

With canopy.

Study

With radiator, quarry tiled floor and a window to rear.

Shower Room

With a boarded shower cubicle with mains fitment, wash hand basin, WC, radiator, quarry tiled floor and a window.

Utility Room

With base and wall mounted cupboards, work surfaces with tiled splash backs, sink unit, space and plumbing for a washing machine and tumble drier, oil fired central heating boiler, electric fuse board, extractor fan, window, cloaks cupboard.

First Floor Galleried Landing

With radiator, smoke alarm, window to the front and an airing cupboard also housing the hot water cylinder.

Bedroom 1

With a built in wardrobe, radiator, windows to front and side.

Bedroom 2

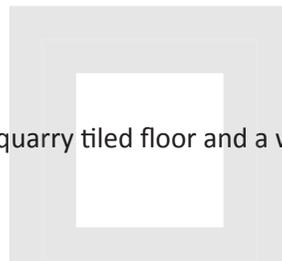
With built in wardrobe, radiator, windows to front and side.

Bedroom 3

With built in wardrobe, access hatch to the roof space offering scope for conversion to additional bedrooms (subject to consent), radiator, windows to the side and rear.

Bedroom 4

With built in wardrobe, radiator, windows to the side and rear.



Bathroom

With bath, wash hand basin with storage below, WC, radiator, extractor fan, shaver and light point and window.

Outside

The property is approached via a gravelled drive which leads to the front where there is a large parking and turning area with a central raised bed. The drive then continues to the side to a further parking area and the

Double Garage

With twin up and over doors, light and power, 2 windows, separate fuse board and a side entrance door.

The property stands in lawned gardens which are enclosed by hedging and with numerous ornamental shrubs and trees, outside lighting and tap. From the garden there is a field gate allowing access to a

Paddock

Within which there is a storage poly tunnel , the whole extends to approximately 0.70 of an acre.

Services

Mains water, electricity, private drainage are connected. Oil fired central heating.

Outgoings

Council tax band G
Water rates are payable.

What3Words

occur.cracker.interlude

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

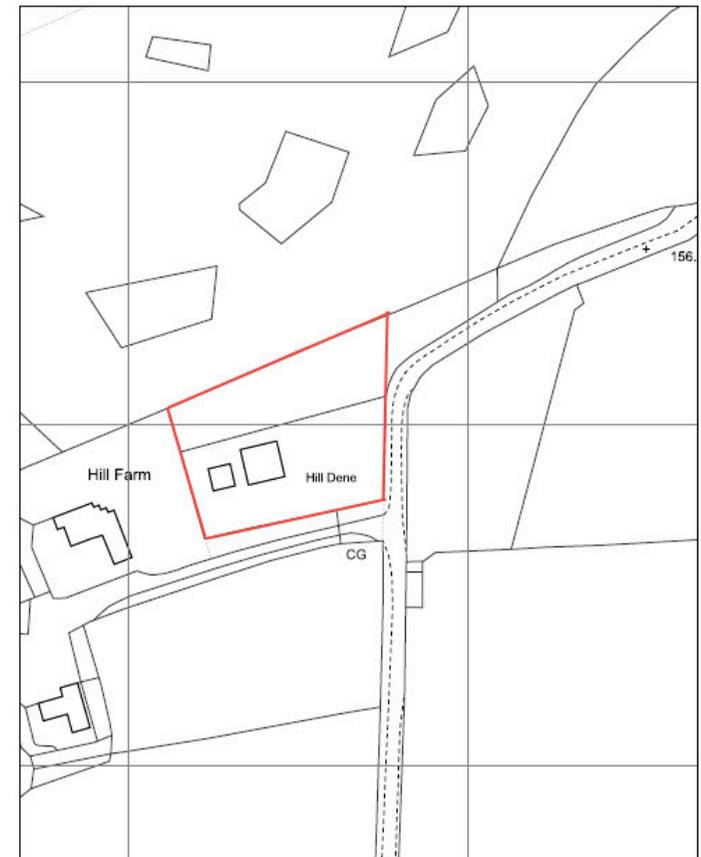
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

FC00854 March 2026

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

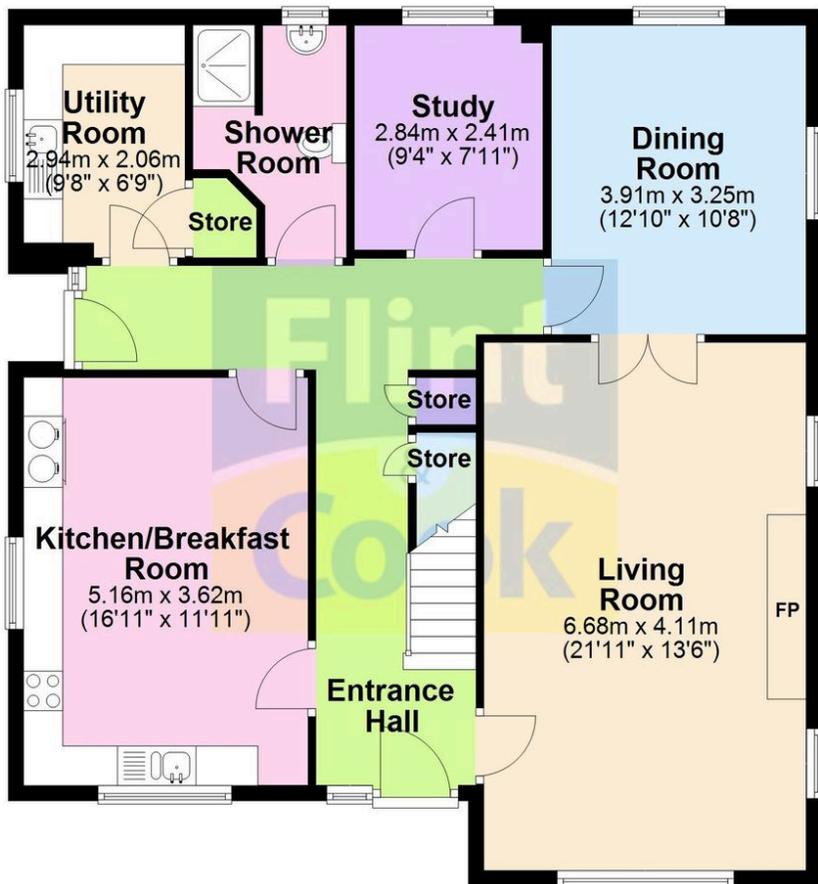


Plan not to scale for illustration purpose only



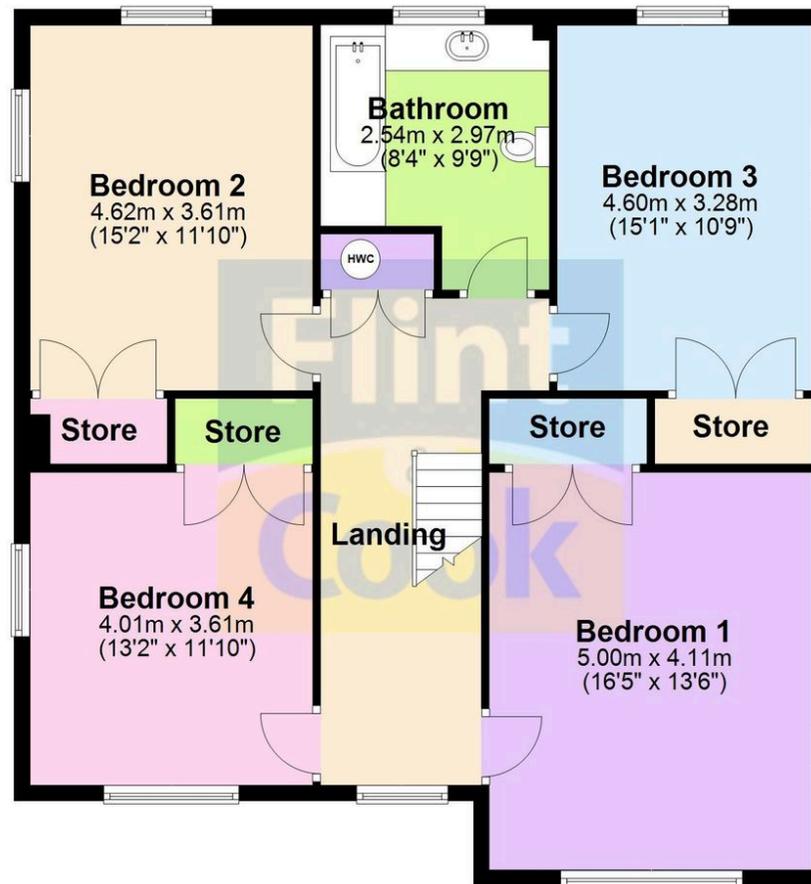
Ground Floor

Approx. 99.1 sq. metres (1067.1 sq. feet)



First Floor

Approx. 100.7 sq. metres (1083.4 sq. feet)



Total area: approx. 199.8 sq. metres (2150.5 sq. feet)



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

