



BOSTON COTTAGE, PETERCHURCH, HEREFORDSHIRE,
Charming Cottage Enjoying Rural Village Location with Equestrian Facilities.

SITUATION

Kingstone 6 miles, Hay-on-Wye 10 miles, Hereford 13 miles, Abergavenny 21 miles, Ross-on-wye 23 miles, Monmouth 24 miles.
Road Links: M50 (Jct 2) 24 miles.

Trains: Hereford

International Airports: Cardiff International 75 miles, Birmingham Airport 88 miles.

- Kitchen/Breakfast Room
- Sitting & Dining Rooms with wood burners.
- Further Living Room.
- Master Bedroom with En Suite Shower,
- Two further bedrooms, 1 Family bathroom. Utility.
- Old Stables with planning potential for Annexe.
- Range of 4 Stables with Feed Room
- Agricultural Barn with 2 Stables and fodder area.
- Paddocks, Planning Permission for 45m x 30m Arena.

Garden and pastureland to about 4.95 acres

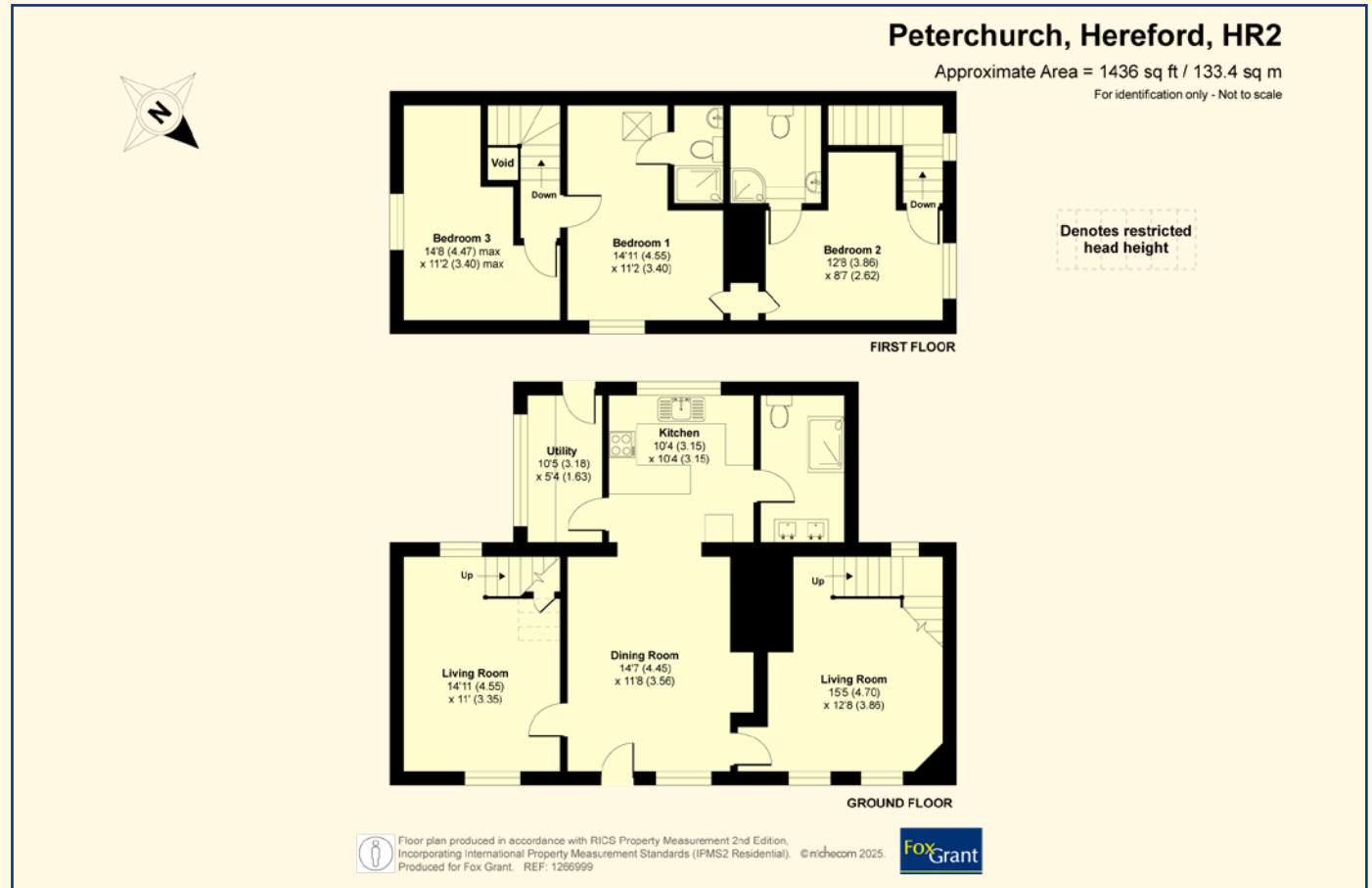
Boston Cottage Situated within the Golden Valley, this beautiful area is renowned for its picturesque scenery, its footpath and bridleway networks providing for hillwalking, rambling, horse riding into the forest and woodlands close by, with at Dorstone, Arthurs Stone, an ancient neolithic burial chamber linked to King Arthur who allegedly slew a giant who left the impression of his elbows in the huge stones as he fell.

The market town of Hay on Wye is known as the 'Worlds Book Town', with its abundance of bookshops. It also has many antique and craft shops, cafes and bars and hosts numerous literary, philosophy and music festivals.

Education There is an excellent range of both public and private schools in the area with primary and secondary education at Peterchurch & Kingstone. Fairfield School at Peterchurch is rated "Outstanding" by Ofsted. There is a significant range of independent schools in the area including: The Elms, Malvern St James. Monmouth Haberdashers, Cheltenham College & Cheltenham Ladies. For independents see www.isc.co.uk and for state school information see www.herefordshire.gov.uk/education-and-learning/find-a-school

Local, Sporting & Recreational The village of Peterchurch offers a shop, garage, post office, 2 public houses, village hall, both primary and secondary schools, restaurant, hairdressers and church with the market towns of Hay-on-Wye & Hereford both offering a good range of independent shops, supermarkets, doctor's surgery, restaurants and traditional pubs. More extensive shopping, leisure and cultural facilities are available in Cardiff or Worcester.

The region is synonymous within the equestrian industry and the property is well within easy distance of Hartpury College, Bromyard Equestrian, Stourport Equestrian Centre, David Broome Centre, Aberhall and Three Counties Showground. Good outriding and number of local studs and high calibre competition yards. Other facilities including racing at Cheltenham, Hereford, Warwick and Worcester hunting is with the Golden Valley Hunt. Golf is at Hay-on-Wye, Burghill or Hereford.



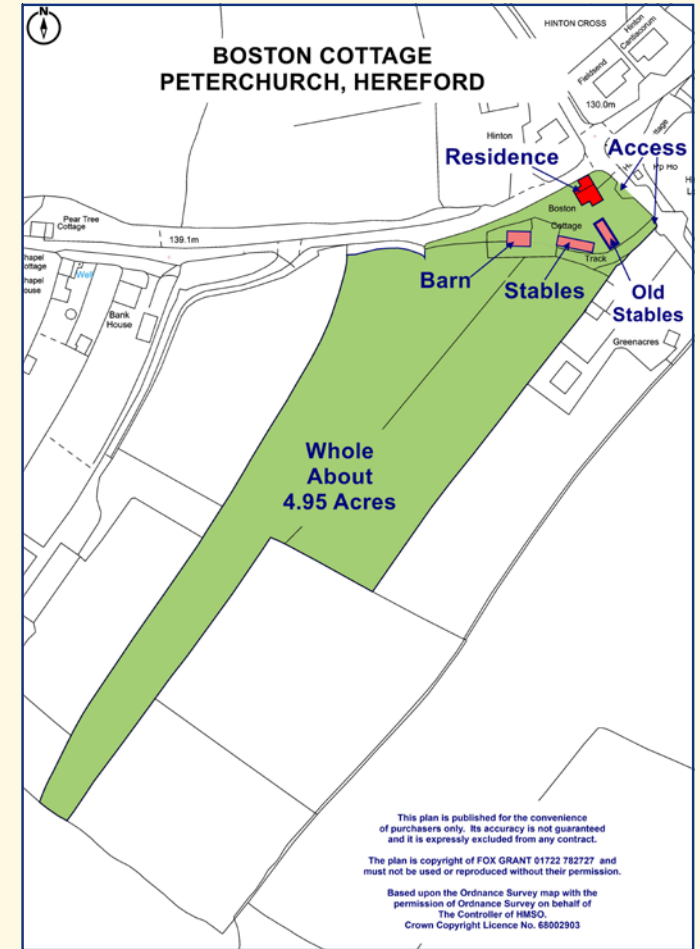
BOSTON COTTAGE

is a delightful, well-presented detached black and white country cottage offering spacious three accommodation with both character and contemporary features. The cottage has been sympathetically updated to create a well laid out spacious home, whilst retaining character and charm, with exposed beams and floors. The property is currently running as "Air BnB".

The main entrance porch leads into the spacious dining room with wood burning stove, and old bread oven. Doors lead off to the principal rooms. Living room with stairs to 2 of the bedrooms and the second sitting room with wood burner and stairs to first floor. Door leads through to the spacious kitchen with a range of fitted units and Belfast sink. On the first floor there is the master bedroom with en suite shower room. Two further bedrooms, one with en suite are access from the second stairs.

To the rear of the house is a patio area with refuge area and steps leading up to the garden. To the side and front of house is parking for several gardens with the lawned area with both pedestrian and double gates leading into the property. There is well established area of mixture of trees and shrubs, which screen off the old stables. The stables need updating, but subject to planning would make ideal Annexe or Studio.

Beyond the house there is a stable yard with separate access offering arrange of 4 block-built stables with tack room. To the side of this is useful agricultural building with 2 further loose boxes and fodder and feed area. The fields are conveniently located to the rear of the cottage and securely fenced with a mix of stock wire, hedging and post & rail. Planning has been granted for 45m x 30m arena (P224106/F).



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY: Hereford County Council. 01432 260000

COUNCIL TAX Band "D"

EPC Rating E

SERVICES Mains electricity, mains water, private drainage & oil fired central heating.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

TENURE Freehold with vacant possession.

IMPORTANT NOTICE: The property is currently operational as an Air BnB, but we are selling only the property not the business. There may also be dates due to occupancy that we cannot cater for viewings, please bear in mind when arranging viewing.



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William Fox Grant



FoxGrant

BOSTON COTTAGE HR2 0SQ

DIRECTIONS

From Hereford: Proceed out on the A465 for Abergavenny, proceed straight over the Tesco roundabout. About 1 mile turn right onto the B4349 signposted Hay-on-Wye. On entering the village of Clehonger take the left-hand turn for Kingstone and Peterchurch. At the T Junction turn right for Hay-on-Wye and Peterchurch, proceed along this road until you enter the village of Peterchurch and take the first left signposted Fairfield School. After about 1 mile turn right passing the school on left and proceed along for about 1 mile and Boston Cottage will be located on the right handside.

Postcode: **HR2 0SQ**

WHAT3WORDS: ///seeing.fees.responses

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& VILLAGE

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