



Swallows Nest, Westbrook, Dorstone, Herefordshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP



Swallows Nest

Westbrook, Dorstone

Herefordshire HR3 6AH

An excellent lifestyle property occupying a superb countryside position, close to Hay-on-Wye

Dorstone 3 miles, Hay-on-Wye 4 miles, Hereford 18 miles, Brecon 20 miles, Abergavenny 26 miles, M50 Motorway 27 miles, M4 Motorway 43 miles, Gloucester 44 miles, Bristol 70 miles

Entrance hall | Sitting room | Dining room
Conservatory | Office | Kitchen/breakfast room
Utility | Boot room | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Gardens
Outbuildings | Just under 4 acres of land
EPC D

The property

Swallows Nest is a lifestyle property set in picturesque countryside enjoying sweeping views across the Wye Valley. With over 3,000 sq ft of accommodation there is plenty of space for a growing family. The large bright modern kitchen/breakfast room is fitted with an extensive range of units with granite worktops, and a large central island with seating at the breakfast bar. Travertine tiled flooring, beams and exposed stone walling gives quite an impact. Double French doors open onto the terrace and garden. A large boot room, utility and cloakroom complete this wing. Three further reception rooms all spacious and a particularly large and bright conservatory which is accessed via the kitchen, sitting room and office. One of the features here is a double-sided wood burner which is shared between the sitting room and conservatory. One reception room, which is currently used as an office has the original fireplace, bread oven and wood burning stove along with a lovely exposed stone wall.

Upstairs a large landing leads to the five bedrooms. The principal bedroom has double aspect and a spacious bathroom with roll top bath and shower. The four remaining bedrooms are served by the family bathroom with a large enclosed shower.

Location

Situated amongst rolling countryside, Swallows Nest offers rural privacy and peace, yet is easily accessible to nearby Hay-on-Wye, Hereford, Abergavenny and the national motorway network via the M50 or M4. villages and amenities such as charming Dorstone which has a well thought of pub and community amenities. The Drovers Rest offers a destination for foodies and family days out.

A mainline railway service is available at Hereford and Abergavenny. Hay-on-Wye boasts beautiful scenery and great walks, with the Black Mountains, Brecon Beacons and the winding River Wye close by. Often described as 'the town of books', with more than 20 bookshops and hosting the annual Hay Festival of Literature and Arts, together with independent shops, cafes, galleries, delis, pubs and restaurants. The neighbouring towns of Abergavenny, Brecon and Crickhowell provide a wider range of day to day amenities. The Brecon Beacons National Park is one of three national parks in Wales. It has a stunning landscape and natural beauty. There are a range of educational establishments within the area with several local primary schools within the vicinity as well as two good state secondary schools.









Outside

The property is approached from the common through a wooden five bar gate leading to a tarmacadam driveway which leads down to the main parking and turning area.

On the left of the driveway there is a building incorporating a double car port (12.09m x 8.59m) with a concrete floor and an internal lockup area, a garage / workshop (9.11m x 6.02m) with power, lighting and a sliding door to the front.

From the driveway there is a pleasant garden to the front of the house with a generous terraced area. Further to the side there is a pond with a variety of trees and shrubs and past the vegetable garden there is a barn of steel portal construction with a concrete floor (8.72m x 8.88m) which also contains the solar panel system. There is a further enclosure to the main barn (7.88m x 4.37m) which has a concrete floor and a front gate.

There are three paddock areas, one immediately to the south of the house and two leading up the driveway, all of which have automatic water systems and are laid to permanent pasture.

Directions

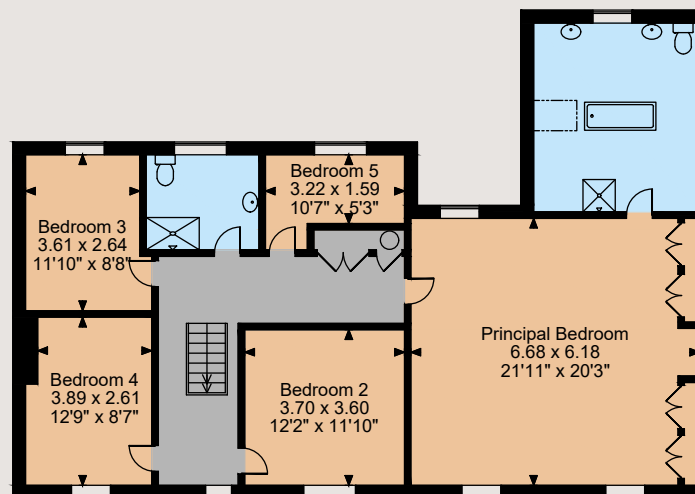
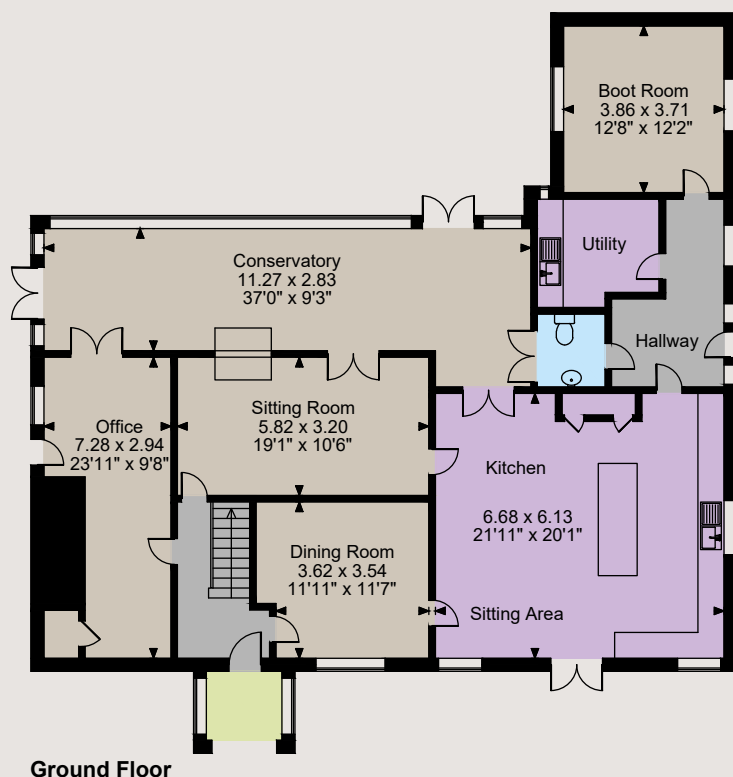
From Hay-on-Wye, take the B4348 towards Hardwicke. Continue along this road for approximately 1.3 miles and take the right-hand turn signposted to Archenfield. Following the lane, continue for 2.2 miles and then turn left up the hill. Follow the road, passing a farm drive on the right and out onto the common. Continue over the common through the five-bar gateway and down the drive to the property.

What3words:///lunges.poet.essays





Swallows Nest, Westbrook, Dorstone, Hereford
Internal area ,3,226 sq ft (300 sq m)



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8566070/SS



General

Local Authority: Herefordshire

Services: Mains electric, private water, private drainage, this may not comply with current regulations. Oil fired central heating, PV panels

Council Tax: Band E

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of wayleaves, easements and rights of way, whether mentioned or not.

Tenure: Freehold

Guide Price: £925,000

Ludlow

26 Bull Ring, Ludlow, Shropshire SY8 1AA

01584 873711

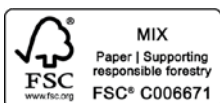
ludlow@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared August 2023 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

