



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



**Theldore, Peterchurch, Herefordshire, HR2 0SJ**

*An individual detached period house set in exceptional grounds which extend to about two acres.*

**£600,000 (Freehold)**

**Residential Sales**



## Theldore, Peterchurch, Herefordshire, HR2 0SJ

### LOCATION

Theldore is located just beyond the outskirts of Peterchurch in glorious west Herefordshire countryside. Peterchurch offers a range of amenities including a primary school and prestigious secondary school, church, community hall, shop and public house. Peterchurch is set between the centres of Hereford and Hay on Wye, which combined offer a full range of facilities and amenities with Hereford also having bus and railway stations. Neighbouring villages also offer other amenities and the property is surrounded by the glorious Golden Valley renowned for its amenity value.

### DESCRIPTION

Theldore is a substantial 1930s detached residence, it is a former vicarage and is set in exceptional gardens which have been landscaped and of particular appeal are the range of individual settings which have been created. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

#### Colonial Style Veranda

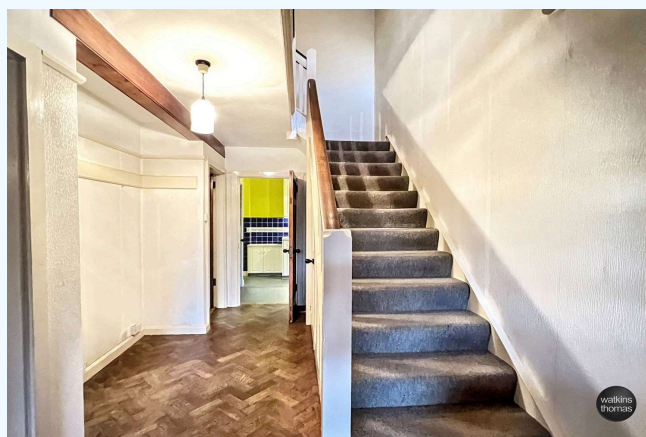
6.45m (21'2) x 1.98m (6'6)

Built off substantial timber posts and with a brick floor and a front door opens to;

#### Reception Hall

4.83m (15'10) x 2.03m (6'8) (including stairwell)

Picture rail, herringbone flooring, door to under stair cupboards with quarry tile floor, leaded window to the front, radiator and with doors to the kitchen, study, dining room and;



#### Sitting Room

4.27m (14') x 4.27m (14') (17' 3 into bay)

With a leaded window overlooking the side garden area, leaded window to the front, radiator and with fireplace with cast iron and tiled inset, tiled hearth and overmantel.

#### Dining Room

4.11m (13'6) x 3.96m (13')

With a leaded window overlooking the front gardens, leaded window to the side, radiator and oak fire surround with cast iron and tiled inset and cast and tiled hearth.



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### Study

3m (9'10") x 3.35m (11') (13' into a square bay)  
With leaded windows, brick fire surround, picture rail, radiator and built in low and high level cupboards.



### Kitchen

4.34m (14'3") x 3.05m (10')  
With a leaded window to the side, leaded window to the rear and fitted with base cupboards and drawer units with roll edge working surfaces over, tiled surround and matching eye level cabinets. Composite sink unit with drainer and mixer tap, recess with plumbing for dishwasher, oven and recess for fridge/freezer. Radiator, opening to lobby and door to;



### Larder/Pantry

4.52m (14'10") x 1.17m (3'10")  
Tiled wall, fitted shelving and quarry tiled floor.

### Rear Lobby

1.65m (5'5") x 1.22m (4')  
With a door to the rear and door to;

### Utility Room

2.31m (7'7") x 1.47m (4'10")  
With a floor mounted oil fired boiler providing central heating and domestic hot water, quarry tiled floor, eye level cabinet, leaded window to the rear and door to;

### Cloakroom

2.21m (7'3") x .79m (2'7")  
With a high level WC, corner wash basin, leaded window, radiator and quarry tiled floor.



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### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, window seat area, leaded window overlooking the front garden, radiator and with doors to;



#### Bedroom 1

4.27m (14') x 4.27m (14') (18' 7 maximum)

With a leaded window to the south, looking back towards the village, leaded window to the front overlooking the gardens, radiator, two sets of eaves storage cupboards and with a brick fire surround with a mantel and hearth.



#### Bedroom 2

4.09m (13'5) x 3.96m (13')

With a leaded window overlooking the front garden to the west, leaded window to the parade of silver birches to the north and with a radiator.



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### Bedroom 3

3.96m (13') x 3m (9'10)

With a leaded window overlooking the parade of silver birch trees, picture rail and radiator.

### Bedroom 4

3.96m (13') x 2.44m (8')

With a leaded window to the rear and radiator.



### Bathroom

2.9m (9'6) x 2.62m (8'7)

Of a classic period design with an enamel bath with timber panel and Adelphi sink unit, part tiled walls, part painted boarded walls, ladder type radiator, further radiator, leaded window overlooking the rose pergola, extractor unit and with double doors to the airing cupboard with insulated hot water cylinder, central heating and domestic hot water control clock.

### Separate WC

1.37m (4'6) x 1.24m (4'1)

With high level WC and a wall mounted Adelphi wash basin. Leaded window and radiator.

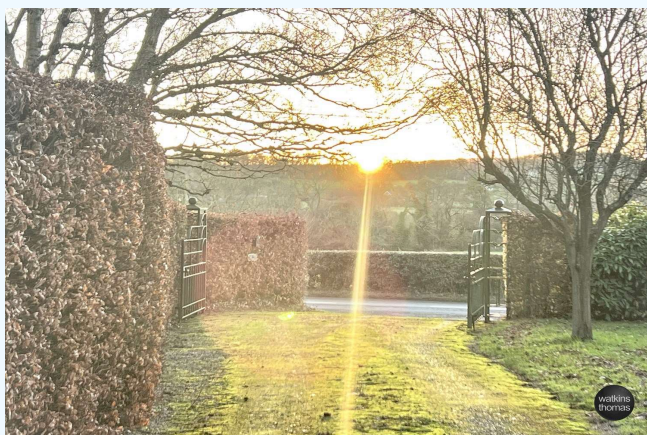




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### OUTSIDE:

The property is approached over a splayed drive which runs to a pair of double wrought iron gates in a beach hedge which runs across the frontage and along the drive. The front gardens are lawned and interspersed with a wide variety of specimen trees and continue through formal lawns and a square of lawn at the front of the residence is bounded part by wrought iron work with a chipping stone pathway around an ornamental pond. At the side of the property there is a further lawned garden area with central circular patio, an area enclosed to the right by a dense evergreen hedge and by a row of mature firs with a pathway. At the side of the residence there are further lawns with a pergola walkway. Through the pergola there is a stone pathway with brick edge which runs to a feature bay. To the rear of the property there are further gardens with mature trees and the grounds continue up and behind the residence to a further wooded area. The garden and grounds run to about two acres and there is also a greenhouse, an arch with climbing roses over and a parade of silver birch trees, five on each side with a viewing area beyond. The driveway runs to a parking and turning area, off which is the garage.



### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### COUNCIL TAX BAND G


Made payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

### DIRECTIONAL NOTE

From Hereford, proceed initially south over Greyfriars bridge and at the roundabout take the second exit onto Belmont Road. Continue for the length of Belmont Road and at the roundabout take the second exit onto the A465 and after three quarters of a mile turn right signposted Peterchurch and Clehonger. Continue into Clehonger, turn left signposted to Peterchurch and Kingstone. Proceed through Kingstone and then turn right signposted Peterchurch. Continue through the Golden Valley and just beyond the western outskirts of the village Theldore will be identified on the right hand side by the agents for sale board.

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### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280 . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

**ID / Date**

ID36047

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.


### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor

Approx 82 sq m / 884 sq ft


 Denotes head height below 1.5m

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**First Floor**  
Approx 89 sq m / 953 sq ft

 Denotes head height below 1.5m

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