



Flat 2 Riverdale House, Abbeydore, Hereford, HR2 0AJ



Sunderlands
Residential Rural Commercial



**Flat 2
Riverdale House
Abbeydore
Hereford
HR2 0AJ**

Summary of Features

- No onward chain
- Rural location
- Two bed Ground Floor Apartment
- Ideal first-time buyer/property investment
- Beautifully presented throughout

Asking Price £175,000

A fantastic opportunity to acquire a unique ground floor apartment, beautifully positioned in a peaceful rural setting just south of Hereford. This charming and characterful home has been thoughtfully modernised, while carefully preserving the distinctive features of the original workhouse for Dore Abbey. Surrounded by open countryside and with the highly sought-after village of Ewyas Harold just a short distance away, the property offers the perfect blend of tranquillity and convenience. A truly special home that must be viewed to be fully appreciated.

Location

Riverdale House forms part of an exclusive, small development comprising a mix of private houses and apartments. While the postal address is listed as Abbeydore, the property is actually situated in the charming rural hamlet of Bacton, just a few miles away and approximately 11 miles southwest of Hereford. The well-regarded village of Ewyas Harold lies around 4 miles from the property and offers a range of everyday amenities, including two butchers, a church, village shop, village hall, primary school, and doctor's surgery. The surrounding area is rich in attractive destinations, with Hay-on-Wye, Abergavenny, and Ross-on-Wye all within easy reach.

Accommodation

Kitchen

Beautifully appointed with a range of matching wall and base units, this well-proportioned kitchen features a sink with drainer, a breakfast bar, and space for a freestanding oven and fridge/freezer. Generous windows allow an abundance of natural light to flood the room, creating a bright and welcoming environment.

Living Room

A generously proportioned living room offering ample space to accommodate large furniture, ideal for both relaxing and entertaining. Two windows, positioned on either side of the feature wood burner, allow for an abundance of natural light while elegantly framing this charming focal point. The layout lends itself to a variety of seating arrangements, with plenty of wall space for additional furnishings or décor. Warm and inviting, the

room combines comfort with character, making it a perfect setting for cosy evenings or social gatherings.

Bedroom One

A brilliant double bedroom, neutrally decorated, with space for bedroom furniture and two windows overlooking the rear garden.

Bedroom Two

Again, a double bedroom with space for bedroom furniture, featuring two windows overlooking the rear garden.

Bathroom

A modern bathroom fitted with a three-piece suite to include bath with shower over, toilet and wash hand basin.

Utility

A useful utility area which houses the boiler and has space for additional white goods.

Outside

To the rear of the property, there is a paved patio area, ideal for outdoor entertaining. The rest of the garden has been thoughtfully designed for low maintenance and is enclosed by fencing and hedging, offering both privacy and ease of upkeep. A pathway provides access to the communal parking area, and there is also a single garage conveniently positioned just off the driveway.

Services

We understand mains water and electric are connected to the property.

Private drainage, contribution for emptying communal septic tank - £42 annually.

Council Tax Band

Herefordshire Council Tax Band - B

Tenure

Leasehold.

Lease term remaining - 90 years.

Ground rent - £100 annually.







Directions
Leave Hereford on Belmont Road turning right for Clehonger and then left for Kingstone. Proceed past Kingstone School and at the junction turn right on to the B4348. Proceed, passing a turning for Kerrys Gate (also access from this direction). At The Croft turn left for Bacton and Abbeydore onto the B4347. Proceed passing Gwatkin Cider on your right. Can be found shortly after on the left-hand side.

Anti Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.



Total area: approx. 61.3 sq. metres (659.3 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.