

Fairwood

Peterchurch, Herefordshire HR2 0RY



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Hereford
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- *2400 sq ft of accommodation*
- *Plenty of parking and double garage*
- *Scope for upgrading and personalisation*
- *4 bedrooms and 2 bathrooms*
- *Edge of village setting*

Hay on Wye 9 miles
Hereford 12 miles
Abergavenny 21 miles

INTRODUCTION

Ideally situated close to the centre of this thriving rural settlement, this spacious detached family home offers generous and versatile accommodation, including four bedrooms and two bathrooms. While the property would now benefit from updating and modernisation, it presents an exciting opportunity for a new owner to personalise and create a home to their own taste. Outside, there is valuable off-road parking, a pleasant rear garden and a detached double garage, adding further practicality to this well-positioned family home.



LOCATION

Peterchurch is a well-regarded rural Herefordshire village set within the beautiful Golden Valley, surrounded by rolling countryside and the scenic foothills of the Black Mountains. The village provides a range of everyday amenities, including a shop, primary school, the highly regarded Fairfield secondary school, village hall and local facilities, while the nearby towns of Hay-on-Wye and Hereford provide a wider choice of shopping, dining, education and leisure. The cathedral city of Hereford is approximately 15 miles away, with Hay-on-Wye around 10 miles distance, offering an attractive balance of peaceful rural living and convenient access to larger centers.

ACCOMMODATION

A welcoming reception hall provides an inviting entrance to the home, with access to a convenient cloakroom and a door leading into the spacious living room. The living room features a large brick fireplace, creating an attractive focal point and adding character to the space.

To the rear of the property is a generous kitchen/breakfast room, fitted with a range of units and offering ample space for a dining table, making this an ideal area for family life and entertaining. A useful utility room lies beyond, providing additional practical space.

Upstairs, the accommodation continues with a spacious principal bedroom featuring an en-suite shower room, together with three further bedrooms and a family bathroom, providing excellent flexibility for a growing family or those requiring additional home-working or guest accommodation.





OUTSIDE

The property is conveniently situated within walking distance of the local amenities and benefits from off-road parking to the front, with a driveway extending to a detached double garage. The gardens are enclosed on all sides, providing a good degree of privacy and making them well suited to family enjoyment and outdoor entertaining. To the rear is a pleasant lawned garden, complemented by a mature willow tree which provides an attractive focal point and a sense of established character.

SERVICES

The property is connected to mains electricity, water and drainage. Oil fired central heating.

Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "G"

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

What3Words: ///shave.hinted.florists

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ
REGISTERED NO: OC338911

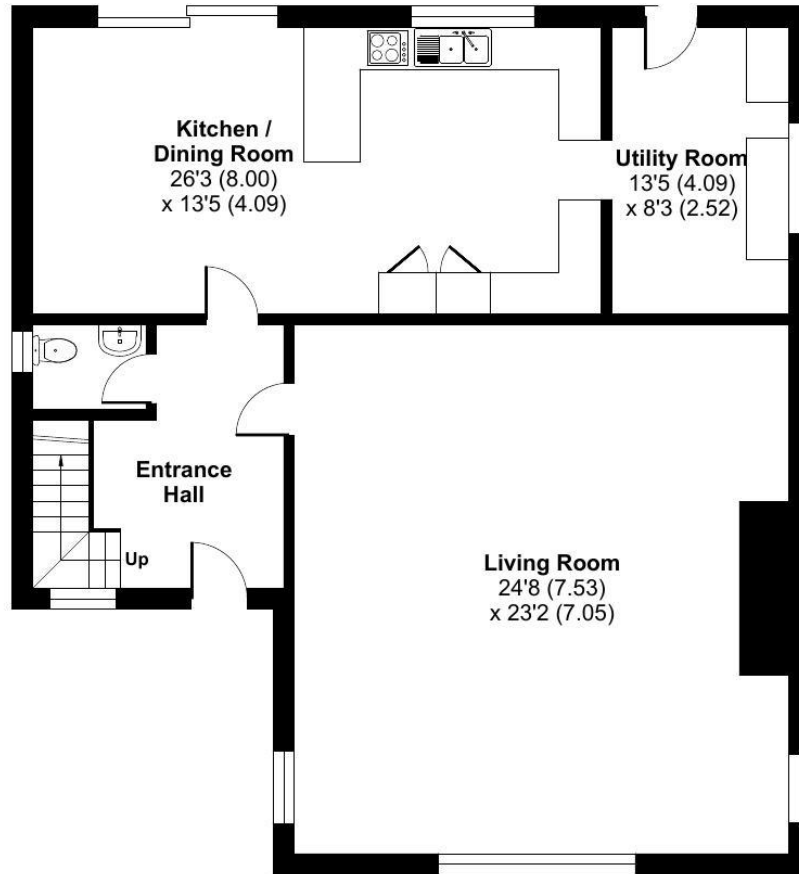


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

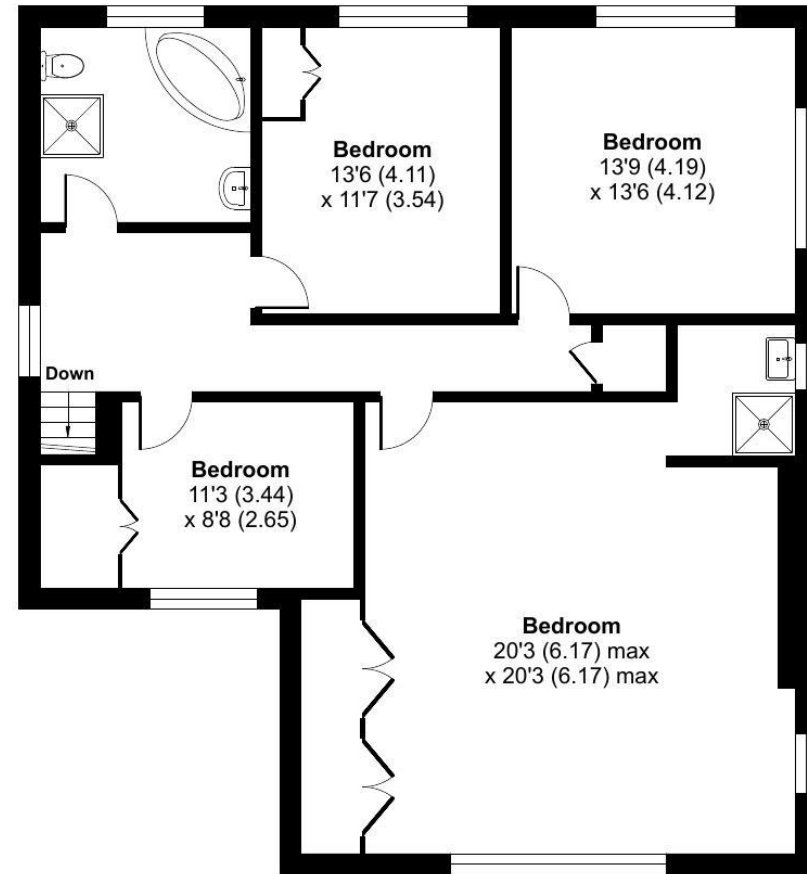
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Approximate Area = 2424 sq ft / 225.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Sunderlands. REF: 1512851



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