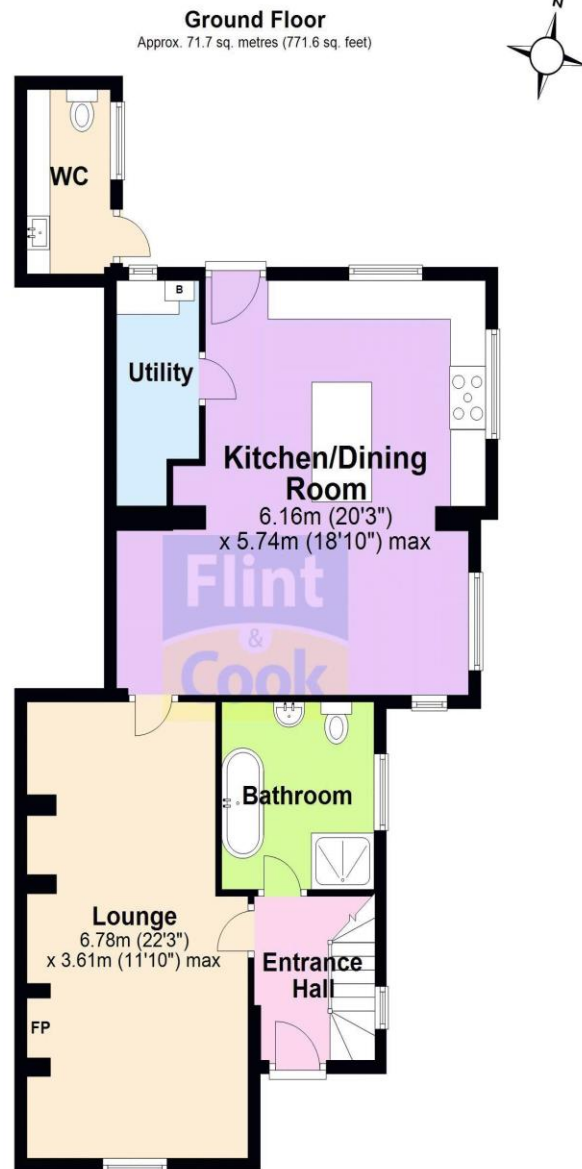


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 106.0 sq. metres (1141.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



1 Wyeside Cottage Crozens Lane Hereford HR1 1XY

£329,500

- Stunning semi-detached cottage
- Close to the River Wye
- 3 Bedrooms, extended ground floor
- Superbly fitted kitchen & bathroom
- Very large gardens
- Must be viewed!!

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1 Wyeside Cottage Crozens Lane Hereford HR1 1XY

This delightful semi-detached period cottage occupies a unique semi-rural location, backing onto open farmland, yet less than a mile from the City centre of Hereford and in close proximity to the River Wye and some lovely local walks.

Located between the Parishes of St. James and Hampton Park, there are a range of local amenities including a shop, public house, church, primary school and the new river footbridge is within a few hundred yards providing easy access to the Rotherwas industrial estate.

The original property has been significantly extended, at ground floor level, and has been sympathetically restored to retain a variety of period features and yet also has the benefit of a newly fitted bathroom, recent new roof to the main building in 2020, tiled floors, gas central heating, full double glazing and a particular feature is the large open plan kitchen/dining room with woodburning stove and luxury bathroom. There is a large garden with a courtyard, raised covered entertainment area and a detached Studio/Home Office and excellent parking.

Ground floor

Door to the Entrance Hall

With vertical radiator, tiled floor, stairs to first floor and understairs cupboard.

Luxury Bathroom

Comprising re-fitted white suite with contemporary style roll-top bath with mixer tap and shower attachment, separate double-width tiled shower cubicle with rainwater-style shower fitment and glass screen, vanity wash hand-basin, WC, tiled floor, store cupboard, vertical radiator, window to side.

Living Room

With a floor to ceiling brick fireplace with archway to side and inset wood-burning stove on a flagstone hearth, radiator, tiled floors, window to the front, chimney recess and door to

Open Plan Kitchen/Dining Room

Kitchen/Breakfast Area - fitted with a range of cottage-style base and wall mounted units with oak worksurfaces, tiled splashbacks, 1½ bowl sink unit with mixer tap, plumbing for dishwasher, a central island station with oak worktop/breakfast bar, tiled flooring throughout, wall light points, extractor fan, gas cooker point, vertical radiator, windows to side and rear, a hardwood stable door to the rear and door to

Utility Room

With matching base and wall units with oak worktops, plumbing for washing machine, tiled floor, wall mounted gas fired central heating boiler, recess for upright fridge/freezer, hatch to roof space.

Staircase leads from the Entrance Hall to the



First floor

Landing

With storage cupboard.

Bedroom 1

Exposed timbers, fitted carpet, radiator and window to front.

Bedroom 2

Original fireplace, fitted carpet, radiator, window with lovely rear outlook.

Bedroom 3

Fitted carpet, radiator and window to side.

Adjoining Outside WC

With Belfast sink unit and WC.

Outside

The property stands in a very large garden, which is a particular feature of the property, being enclosed by fencing and hedging and mainly laid to lawn with a variety of ornamental shrubs, trees and flower borders. Immediately to the front of the property is a paved patio with Box hedging and an ornamental pond. To the rear there is a cobblestone courtyard, walled and with a log-store. Raised covered entertainment area/barbeque area. **STUDIO** timber chalet with light and power, ideal as a home office or hobby room, etc. Vehicular access is via double gates which lead to a large gravelled parking and turning area with space for caravan, motorhome etc, and a further area laid to lawn. There is a garden shed, further woodstore, outside lights and water taps.

Agent's Notes

1. In 2020, the property suffered a flood from the River Wye. Since then, extensive flood alleviation measures have been installed under the Guidance of the Herefordshire Council/Environment Agency.

2. The vendors have previously had planning permission for a garage with studio/office but this has since expired.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.



Outgoings

Council tax band C - payable 2023/24 £1957.66

Water and drainage - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford Fire Station, turn right onto the B4224 towards Fownhope (Eign Road). Continue for about 1/4 mile and then immediately before the railway bridge turn right into Outfall Works Road and the property is located on the right hand side (before the new footbridge). **What3words - fingernails.peanut.drive**

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

MP FC008659 November 2023 (1)