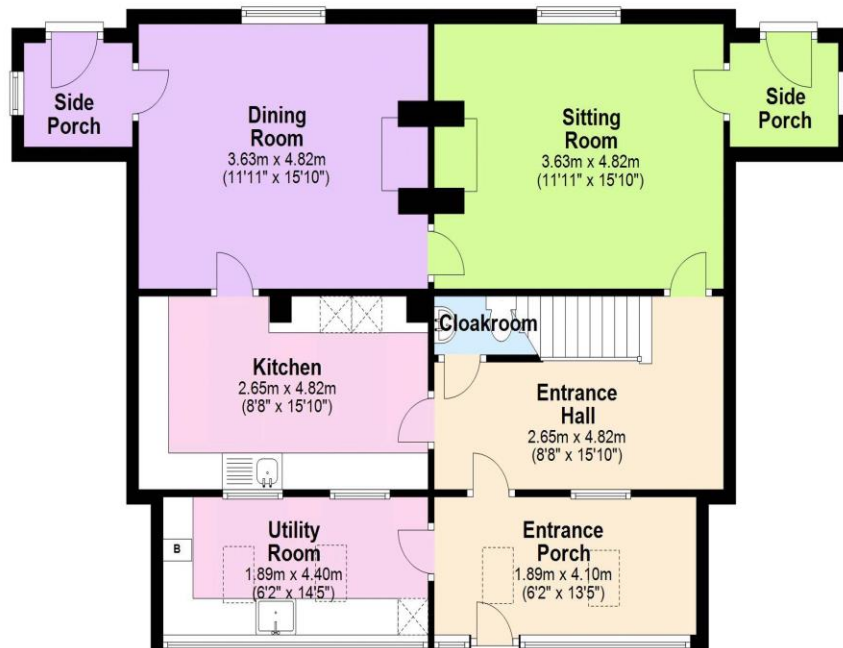


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



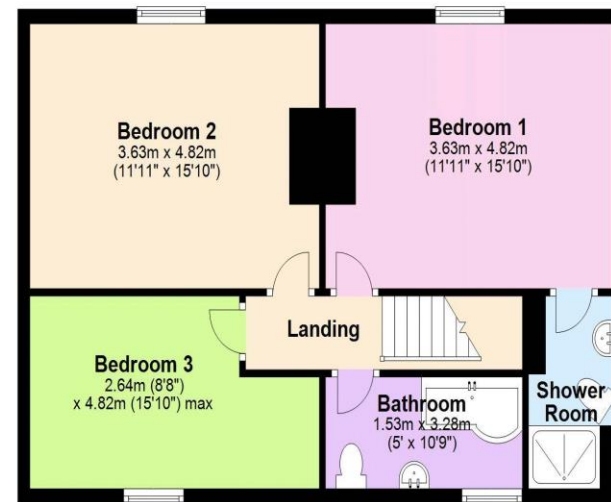
### Ground Floor

Approx. 84.7 sq. metres (912.2 sq. feet)



### First Floor

Approx. 62.0 sq. metres (667.8 sq. feet)



Total area: approx. 146.8 sq. metres (1580.0 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

### Steerfield Cottage, Preston-on-Wye, Hereford



### Steerfield Cottage Preston-on-Wye Hereford HR2 9JX

£440,000

- Lovely detached cottage
- Glorious rural location
- 3 Double bedrooms
- Attractively renovated
- Lovely views
- Large gardens - 0.41 of an acre

22 Broad Street  
Hereford  
HR4 9AP  
Tel: 01432 355455  
hereford@flintandcook.co.uk

37 High Street  
Bromyard  
HR7 4AE  
Tel: 01885 488166  
bromyard@flintandcook.co.uk

Managing Director: Jonathan Cook F.N.A.E.A., F.N.A.V.A.  
Sales Director Hereford: Martin Pearce M.N.A.E.A.  
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VAT No. 489 0289 02

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## Steerfield Cottage Preston-on-Wye Hereford HR2 9JX

This excellent detached property occupies an idyllic rural setting surrounded by open farmland, about half a mile from the River Wye and half a mile from the village of Preston-on-Wye.

Within Preston-on-Wye there is an active community with a village hall and public house and further amenities are available in nearby Madley where there is also a shop, church and primary school. The nearest secondary schools are in Peterchurch (Fairfield High School) and Kingstone.

The property was originally two cottages, constructed in the Victorian era and now forming one substantial residence which has recently been extensively renovated and has oil central heating (underfloor to ground floor), replacement double glazing and provides ideal family accommodation which is versatile and spacious and there is excellent parking with scope for the construction of a substantial double garage (subject to planning consent) and there are large gardens which adjoin the open farmland.

The whole is more particularly described as follows:-

### Ground floor

#### Large Entrance Porch

Flagstone floor, 2 Velux windows and stable door.

#### Utility Room

With Belfast sink unit, worksurfaces and splashbacks, plumbing for washing machine, oil central heating boiler, electric fuse board, flagstone flooring.

#### Entrance Hall

Flagstone floor.

#### Downstairs Cloakroom

With wash hand-basin, WC, ladder style radiator, extractor fan and window.

#### Sitting Room

With a brick fireplace, flagstone hearth, door to the Entrance Porch, window to front and door to the

#### Dining Room

Tiled floor, brick fireplace, flagstone hearth, window to front, door to Side Porch and to the

#### Kitchen

Farmhouse-style pine units with worksurface and tiled splashbacks, sink unit, tiled floor, 2 windows, Range-style cooker, extractor fan, window to rear.

From the Entrance Hall, a staircase leads to the

### First floor

#### Landing

Velux window, radiator, hatch to roof space.

#### Bedroom 1

With exposed floorboards, radiator, window to the front.

#### Shower Room

Tiled shower cubicle with handheld and mains fitment, WC, wash hand-basin, ladder style radiator, tiled floor and extractor fan.



#### Bedroom 2

Exposed floorboards, radiator and window to the front.

#### Bedroom 3

Exposed floorboards, radiator, window to rear.

#### Bathroom

Suite comprising shower bath with mixer tap and mains shower fitment, wash hand-basin, WC, tiled floor, radiator, downlighters, extractor fan and window.

### Outside

The property stands in large gardens and grounds extending to approximately 0.41 of an acre and there is a large parking area with a concrete base for a double garage (water and electric connections made). Oil storage tank. The gardens are primarily laid to lawn, enclosed by hedging with a paved and gravelled patio area and there are lovely views over the adjoining open countryside.

### General information

#### Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating.

#### Outgoings

Council tax band E - payable 2023/24 £2660.77

Water - rates are payable.

#### Tenure & possession

Freehold - vacant possession on completion.

#### Directions

From Hereford City proceed initially on the A465 Abergavenny Road and, after passing Belmont Abbey, turn right as signposted Clehonger. Continue through Clehonger on the B4352 towards Madley and when in Madley proceed past the Red Lion public house and then take the next turning right as signposted Bridge Sollars. Continue for 1.5 miles and then turn left as signposted Preston-on-Wye and continue for a further 1.5 miles into the village and past the public house on the left hand side and then, immediately before the village green, turn left as signposted Blackmere and the property is located on the right hand side after about half a mile. **What3words - suffice.blur.protrude**



### Viewing

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

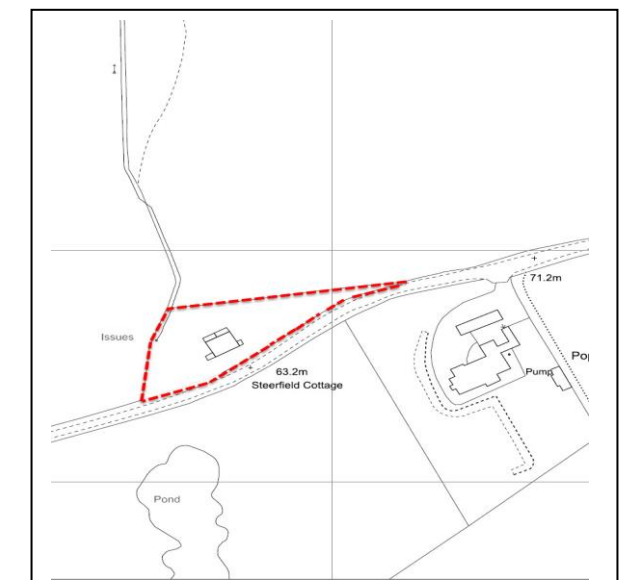
### Money laundering regulations

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 |

JRC FC007917 October 2023 (1)



- Plan not to scale for illustration purpose only.

