

FOR
SALE



Lower Rock Cottage, Mordiford, Hereford HR1 4LR

£295,000 - Freehold

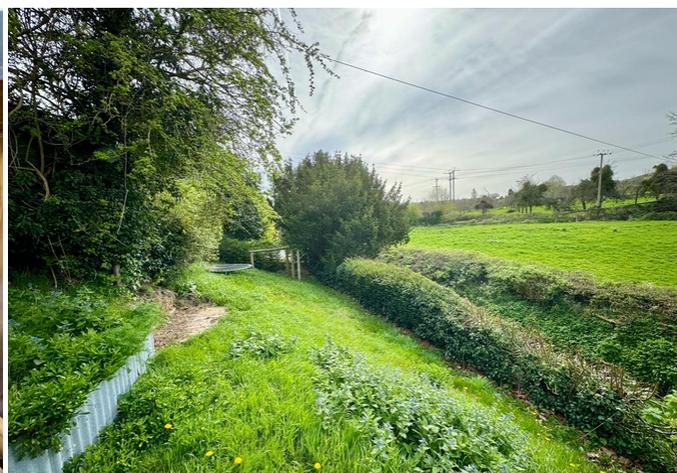
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This attractive detached stone cottage occupies an elevated location on the edge of the Sufton Estate, on the Mordiford Loop Walk and surrounded by woodland and with lovely views over open countryside, within the highly favoured village of Mordiford which lies between the Cathedral City of Hereford (4 miles) and the market town of Ross-on-Wye (10 miles) with the M50 motorway link. Within Mordiford there is a church, public house, primary school and the property is also in the catchment area for Bishop's secondary school and the Rivers Wye and Lugg meet just out the village and there are some lovely walks, particularly in nearby Haugh Woods. Constructed of stone elevations with an extension to the rear, the property has gas central heating and would benefit from a degree of updating but has 2 woodburning stoves, parking and a reasonably sized garden with sundeck and there is a useful utility building to the rear.

POINTS OF INTEREST

- *Charming detached cottage*
- *Elevated rural/village location*
- *3 Bedrooms*
- *2 Reception rooms*
- *Garden*
- *Lovely views*



ROOM DESCRIPTIONS

Canopy Entrance Porch with door to the

Entrance Hall

Tiled floor, understairs storage cupboard and central heating thermostat.

Sitting Room

Wooden flooring, 2 built-in storage cupboards with bookshelves, floor to ceiling brick fireplace with woodburning stove and tiled hearth, radiator, window to front.

Dining Room

Wooden flooring, a recessed stone fireplace with woodburning stove, radiator, window to front.

Kitchen

Fitted base and wall units, worksurfaces, tiled splashbacks, 1½ bowl sink unit with mixer tap, plumbing for dishwasher, tiled floor, electric and gas cooker points, radiator, window and door to rear and access to the

Side Entrance Hall

With storage cupboard and a further cupboard housing the gas fired central heating boiler.

Bathroom

Suite comprising shower bath with mixer tap and shower attachment, wash hand-basin and low flush WC, radiator, extractor fan, windows and airing cupboard with spacebar heater.

Staircase leads from the Entrance Hall to a half-landing

Bedroom 1

Built in wardrobes, connecting dressing table, radiator, storage cupboard, window to front.

Landing

With window to rear.

Bedroom 2

Radiator, wardrobe recesses, windows to front and rear.

Bedroom 3

Laminate flooring, radiator, window to rear.

Outbuildings

At the rear of the property is a small flagstone area leading to: Stone, timber and slate Utility Room (approx. 12' x 5') with Belfast sink and plumbing for automatic washing machine. Lean to Store.

Outside

The garden lies mainly to the front and side of the property and is predominantly lawned, elevated from the road with a retaining wall and hedging. Immediately to the front of the property there is a terrace with a circular sundeck and water feature and covered area. Outside tap with porcelain trough, a pizza oven and then steps leading to an upper garden area. Utility Room with plumbing for washing machine, Belfast sink, light, power and there is an adjoining dog-house. There is a parking area and to the rear there is a small courtyard with pedestrian access and a is contained within spacious gardens which include a raised timber terraced area.

Tenure

The property is freehold and offered with vacant possession.

Services

Mains electricity and water are connected to the property. Private drainage system. Oil fired central heating.

Joint Agents

R.G & R.B. Williams, Windsor House, Ross-on-Wye, Herefordshire, HR9 5HT

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact.

Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

Viewing is strictly by appointment with the sole agents. Tel: 01989 567233 (Ref RBW).

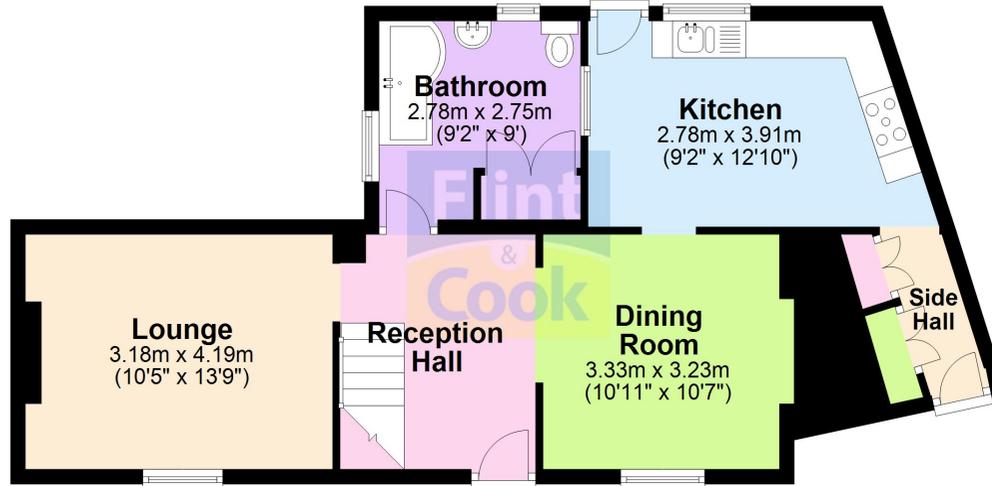
Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop into Mordiford and, at The Moon Inn public house, turn left as signposted Woolhope and Haugh Woods and the property is located on the left hand side after about 200 yards.

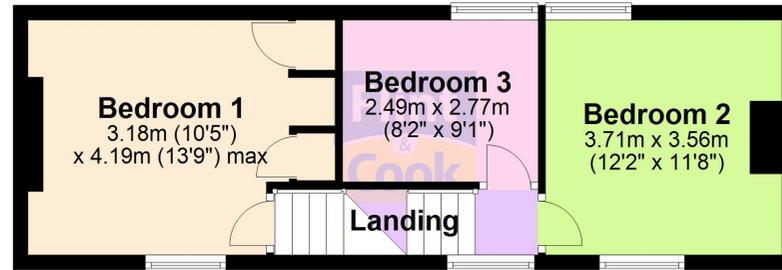
Money laundering regulations

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

Ground Floor
Approx. 56.8 sq. metres (611.8 sq. feet)



First Floor
Approx. 36.6 sq. metres (394.5 sq. feet)



Total area: approx. 93.5 sq. metres (1006.3 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			