

FOR  
SALE



2 Crown Cottages, Whitestone, Hereford HR1 3SG

£325,000 - Freehold

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## PROPERTY SUMMARY

Pleasantly situated in this popular rural location, a deceptively spacious 3 bedroom semi-detached extended cottage enjoying fine views across surrounding countryside. The property has the added benefit of gas central heating, double glazing, large garage and ample parking, good size gardens and we strongly recommend an internal inspection. The property is situated just off the A4103 and there are a range of amenities available within the nearby villages of Whitestone, Withington, Bartestree and Lugwardine.

## POINTS OF INTEREST

- *Popular rural location*
- *Spacious semi-detached extended cottage*
- *2 Receptions, kitchen/diner, utility & cloakroom*
- *Good size gardens & views*
- *Large garage & ample parking*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Large Entrance Porch

With sliding doors and door to the

### Reception Hall

Fitted carpet, stairs to the first floor, understairs store cupboard, radiator, central heating thermostat and door to the

### Lounge

Fitted carpet, 2 radiators, double glazed window to the front aspect enjoying fine views, display shelving, decorative wall and feature fireplace with hearth, display mantel and built-in woodburning stove.

### Sitting Room/Study

Fitted carpet, radiator, double glazed window to the front aspect enjoying fine views and feature fire surround with hearth, display mantel and electric fire.

### Open-plan Kitchen/Dining Room

Kitchen area - fitted with a range of wall and base units, ample worksurfaces with tiled splashbacks, 1½ bowl sink unit with mixer tap over, built-in oven and 4-ring gas hob with cookerhood over, built-in refrigerator, radiator, double glazed window to the rear, vinyl flooring, central spotlighting and access to the Utility Room. Dining area with vinyl flooring, radiator, useful pantry cupboard and access from the Reception Hall.

### Utility Room

Vinyl flooring, wall mounted gas central heating boiler, sink unit, space and plumbing for washing machine and dishwasher, radiator, door to the rear garden and door to the

### Downstairs Cloakroom

With WC, wash hand-basin with cupboard under, double glazed window.

### Side Entrance Porch

With door to the front driveway and door into the

### Useful Store Room/Workshop

With ample space, power and light points and internal door to the garage.

### From the Reception Hall, a carpeted staircase leads up to the

### First floor landing

Double glazed window to the rear, access hatch to loft space, built-in airing cupboard with radiator.

### Bedroom 1

Fitted carpet, radiator, space for wardrobes and double glazed window to the front aspect enjoying fine views.

### Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect enjoying fine views and range of built-in wardrobes.

### Bedroom 3

Fitted carpet, radiator, double glazed window to the rear.

### Bathroom

Suite comprising bath with shower over, wash hand-basin, WC, partially tiled wall surround, tiled floor, ladder style towel rail/radiator, double glazed window.

### Outside

Double gates open onto an extensive driveway providing ample off-road parking facilities and all well enclosed to maintain privacy. There is also access from the driveway to the LARGE GARAGE with up-and-over door, power and light points, ample storage space, windows to the side and rear and internal door to the Store Room/Workshop. Steps to the side of the driveway lead up to the main side garden which is elevated, attractively laid to lawn, bordered by flowers and shrubs and well enclosed for privacy and enjoys views across surrounding countryside. There is also a vegetable plot, shed/potting shed and ornamental pond. To the rear of the property there is a further raised garden, bordered by flowers and shrubs and enjoying lovely countryside views and also an ideal suntrap.

### Services

Mains water, electricity and gas are connected. Private drainage system. Fibre optic broadband, telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band D - payable 2023/24 £2191.27

Water and drainage - rates are payable/metered supply.

### Money laundering regulations

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

### Viewing

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

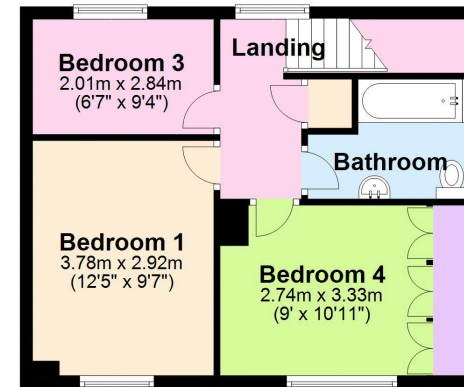
### Directions

From Hereford proceed towards Worcester on the A4103, continue through Whitestone and the property is located on the left-hand side, about a mile past the right-hand turning for Bartestree, as indicated by the Agent's For Sale board.

**Ground Floor**  
Approx. 70.3 sq. metres (756.2 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 111.0 sq. metres (1194.7 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+)	<b>A</b>	
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		