



Old Court Cottage

Rectory Road
Hampton Bishop
Hereford
HR1 4JU



Old Court Cottage, Rectory Road, Hampton Bishop, Hereford HR1 4JU

A historic Grade II Listed detached property, in an exclusive village location, 3/4 bedrooms, gas central heating, detached double garage with studio over, lovely gardens - about 0.44 of an acre.

This iconic detached period residence is pleasantly located within the highly favoured village of Hampton Bishop near to both the Rivers Wye & Lugg and the property backs onto open farmland with a lovely outlook, just 3 miles from the Cathedral City of Hereford. Within Hampton Bishop there is a thriving community and facilities including a public house, church and village hall. There is a primary school in nearby Mordiford and in Fownhope there is also a doctors surgery, shop/post office, butchers and an exclusive health & leisure club (Wye Leisure). The property is in the catchment area for Bishop's secondary school. The public schools of Hereford Cathedral, Monmouth Boys and the Haberdashers, Monmouth are within easy commuting distance.

Believed to date back to the 16th Century, the property is constructed of half-timbered elevations with a thatched roof and has been extended in a traditional style and has accommodation full of character with gas central heating and 3/4 bedrooms with excellent living space and there is a detached double garage with studio room over and lovely gardens.

The whole extends to approximately 0.44 acre.

Wide Canopied Entrance Porch

Cupboard with plumbing for washing machine, water tap and door to the

Dining Hall

Understairs storage cupboard, radiator, staircase, window, alarm control panel, central heating thermostat.

Inner Hall/Study Area

With radiator and window.

Kitchen/Breakfast Room

Fitted base units, exposed wattle and daub panelling, broom cupboard, stainless steel sink unit, electric double oven, 4-ring gas hob, wall mounted electric heater, radiator, 4 windows and a side entrance door.

Lounge

With an Inglenook-style fireplace with coal-effect gas stove, radiator, bay window and door to the

Sitting Room

Radiator and 2 windows, double doors and an open tread staircase to

Bedroom 3

Full height ceiling, radiator, window and storage cupboard.

Staircase leads from the Dining Hall to the

First floor Laning

Bedroom 1

Full height ceiling, exposed timbering, radiator.

Bathroom

Comprising enamel bath with mixer tap and shower attachment, wash hand-basin with cupboard under, WC, radiator, window and airing cupboard with spacebar heater.

Bedroom 4

Radiator, fitted wardrobe and window.

Bedroom 2

Full height ceiling, 2 built-in wardrobes (1 housing the gas central heating boiler), desktop, radiator, exposed timbering, window to side.

Outside

The property stands in delightful gardens which have been attractively landscaped and are enclosed by a mixture of hedging and fencing and back onto open farmland lying predominantly to the rear and there is an extensive lawn, well stocked flowerbeds with ornamental shrubs and trees, a paved patio, a small orchard with numerous fruit trees, a thatched summerhouse and a second summerhouse with power. The front of the property is approached via a splayed entrance drive leading to a gravelled parking and turning area and the **DETACHED DOUBLE GARAGE - THATCHED** and with 2 electric up-and-over doors, light power and to the rear of the garage there is an access door which leads to a workshop area with stairs to a first floor landing with store room and then a **STUDIO** with light, power and 2 windows.

Services

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

Outgoings

Council tax band TBC - payable 2024/25 £TBC.
Water - rates are payable.

Money Laundering Regulations

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

Viewings

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

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 into Hampton Bishop, passing the Bunch of Carrots Inn on the right hand side and then take the next turning left into Rectory Road and the property is located on the left-hand side after about ¼ of a mile.

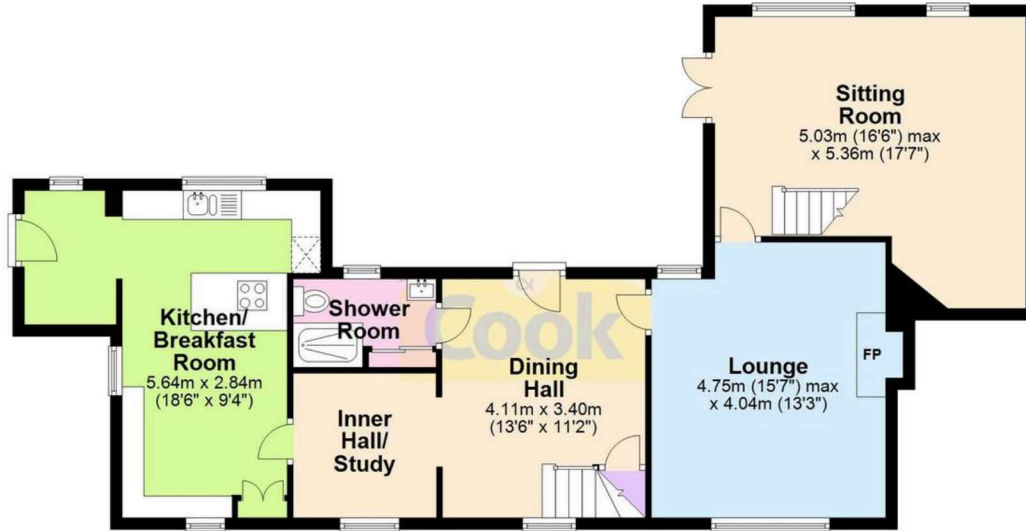
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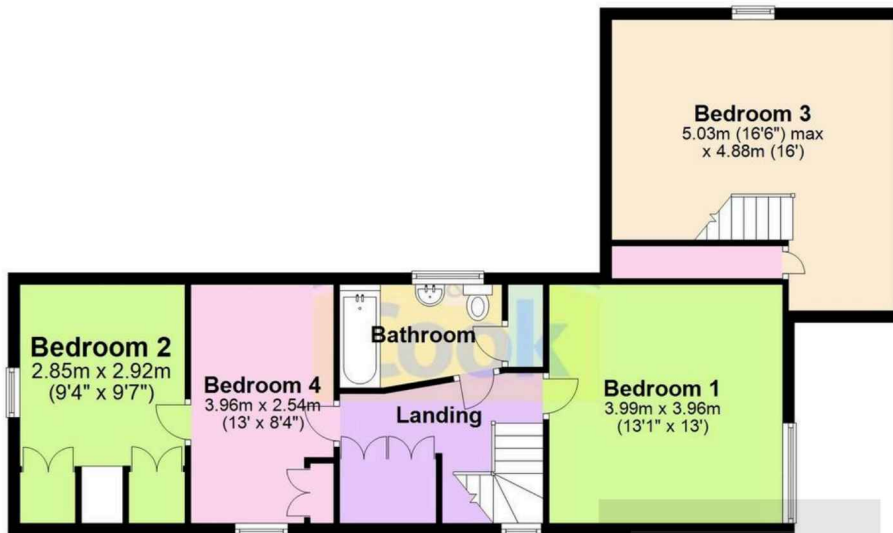




Ground Floor
Approx. 88.2 sq. metres (949.6 sq. feet)



First Floor
Approx. 73.7 sq. metres (793.3 sq. feet)

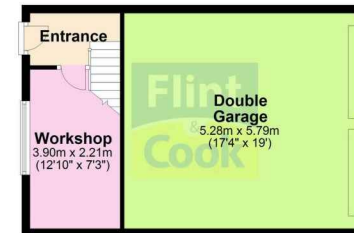


Total area: approx. 161.9 sq. metres (1742.9 sq. feet)

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

Detached Double Garage

Ground Floor
Approx. 42.8 sq. metres (460.3 sq. feet)



First Floor
Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 86.1 sq. metres (926.3 sq. feet)

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



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