



## SUTTON ST. NICHOLAS, HEREFORDSHIRE, HR1 3BG

A Captivating 3 Double Bedroom Semi-Detached Grade II Listed Black and White Cottage, steeped in character yet surprisingly spacious and recently refurbished to provide a charming family home in an always popular village, All Offered With No Onward Chain.

Entry Hall – Dining Room – Sitting Room – Kitchen – Three Double Bedrooms  
Family Bathroom – Linen Cupboard – Driveway with Parking for 3 Vehicles  
Garden Shed with Power – Patios – Enclosed Garden



## THE PROPERTY

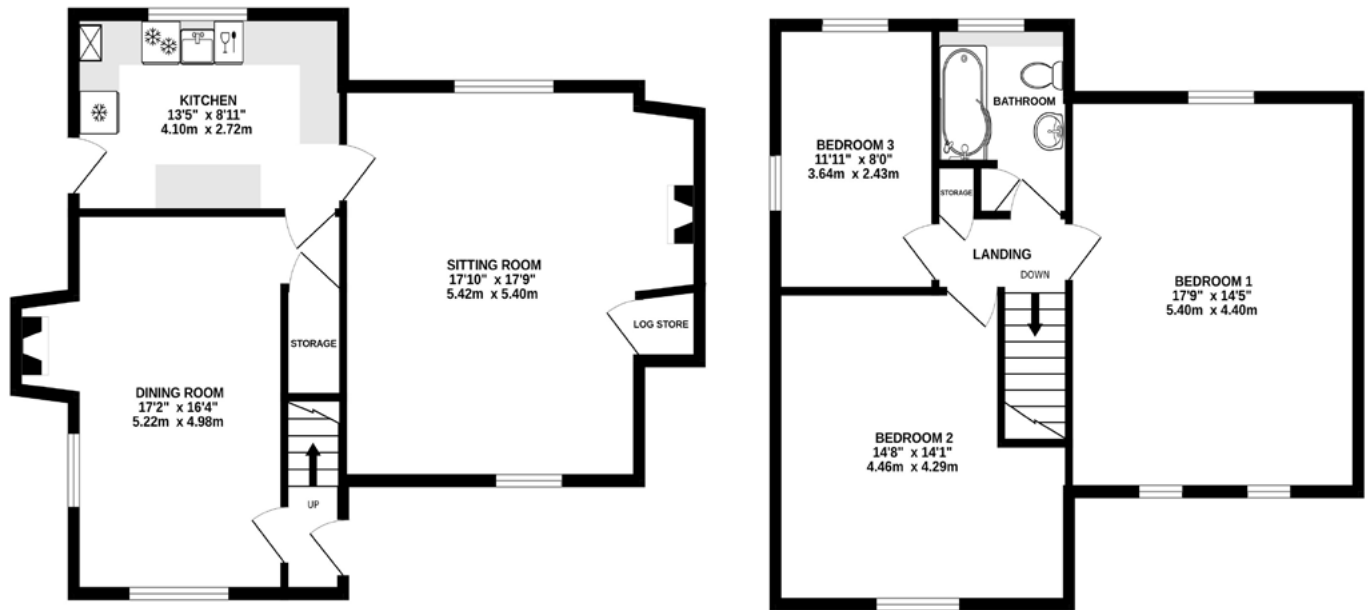
An enchanting period property built in 1603 and respectfully preserving its rich history, Ivy Cottage revels in its grander origins with particularly attractive detailing in its exposed timber beams and impressive inglenook stone fireplace. It has been very recently refurbished and offers a surprisingly spacious, light and airy family home.

Well located amid the popular village of ancient Sutton St. Nicholas. The village offers both Ofsted "outstanding" primary academy and local pub with restaurant. The welcoming community hosts many seasonal gatherings while the Village Hall provides a diverse array of activities, clubs, yoga and wellbeing classes. There are also tennis and golf clubs in nearby villages, with the full amenities of Hereford City only 3 miles away.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Entry Hall – Beyond a small intimate gravel patio the Front Door opens into the Entry Hall with tile-effect vinyl flooring, before the stairs rise with new carpet runner secured by brass bars.

Dining Room – The Dining Room with solid wood flooring delights in an exposed stone wall with its fireplace home to a wood burner. The stone is charmingly echoed in the views of the garden's front boundary from its dual aspect. The room offers a highly malleable space with ample provision for a large dining table, sitting alongside space for more informal relaxing or a dedicated Home Office zone. While an Under-stairs Cupboard offers good storage.

Sitting Room – The stunning dual aspect Sitting Room with garden views features a stone inglenook fireplace on a grand

scale. Beside which sits a walk-in Cupboard providing discreet storage for logs to feed the ceramic Jotul wood burner. Beyond the character of its exposed wall and ceiling beams, the room delights in refurbished and richly-hued solid oak flooring and 4 wall sconces.

Kitchen – Fully fitted in classic Shaker units with solid wood countertops, the Kitchen with tile flooring features a Belfast sink with slim dishwasher to the side both set beneath a window overlooking the garden. Integrated are also fridge with AEG combi-microwave above, under-counter freezer and washing machine. The array of storage units across the Kitchen includes traditional plate rack above pull-out wicker baskets. There is also space for a cooker with concealed hood above and discreetly positioned to the corner is the Worcester combi boiler.



Bedroom 1 – The spacious carpeted Double Bedroom features an end wall with superb exposed timbers originally sourced from a church, a history still charmingly invoked in its near gothic arches and echoed in the room’s views over the churchyard beyond.

Bedroom 2 – The second carpeted Double Bedroom also enjoys an impressive scale with high vaulted roof line with exposed beam while above the window the eye is drawn to beautiful criss-cross timber detailing.

Bedroom 3 – The last of the bedrooms is again a carpeted Double. It enjoys dual aspect with views across the village to open country beyond and benefits from a high vaulted ceiling and exposed beams.

Family Bathroom – The Bathroom with underfloor heated tiles features a curved-end bath with wall-mounted Rainhead shower with glass screen. It is completed with WC, pedestal basin and benefits from a tall shallow Cupboard concealing fitted shelf storage.

Linen Cupboard – On the Landing lies a useful Linen Cupboard with fitted shelf providing copious storage and with second cupboard above.





## OUTSIDE

The Driveway accessed via Millway cul-de-sac beyond the cottage, provides parking for 3 vehicles with a metal gate opening into the enclosed gardens. Set across 2 levels, the upper level is mainly laid to lawn with a flower border of standard roses and small flowering cherry and top-worked weeping silver birch specimen trees. To the far corner lies a small paved patio area ideal as a barbeque position. Beside it lies the large Garden Shed with power and lighting. While the lower level provides a sheltered, riven stone paved patio ideal for outside dining and relaxing. The gardens also offer outside lighting, power sockets and tap.









## PRACTICALITIES

Herefordshire Council Tax Band 'D'

Gas Central Heating

Single Glazed Throughout

All Mains Services

Verisure Security System Fitted with Image & Audio

Fibre Broadband Available

## DIRECTIONS

From Hereford, take the A465 north towards Worcester. At the roundabout to the far side of Aylestone Hill, take the second exit for Sutton St. Nicholas. Drive for just over 2 miles, once in Sutton St. Nicholas turn right at the crossroads by the Golden Cross Inn. Proceed straight passing the church, to find the property shortly on the right-hand side.

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