

HUNTERS®

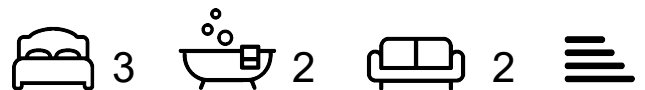
HERE TO GET *you* THERE



Durlow Common

Tarrington, Hereford, HR1 4JG

Asking Price £625,000



Council Tax: E



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Hunters Estate Agents are proud to offer this exceptional three bedroom detached half-timbered black and white detached rural house for sale, set on the edge of the ever-popular Durlow Common Nr Hereford.

We are reliably informed that this fine property is not listed making future improvements a possibility (subject to obtaining the appropriate permissions).

Surrounded by its own non-overlooked grounds, Eastwood Oak almost blends into the surrounding countryside. The Common is very popular for hiking, picnics and general outdoor activities there is always something to do or discover on the Common, further details can be found at: https://www.townandvillageguide.com/Herefordshire/Durlow_Common.html.

Eastwood will require some cosmetic updating; however, the overall presentation is very good. The accommodation on offer is:

Ground Floor: All the rooms are generous with the kitchen and dining rooms being central to the property. The versatile bedroom three/study/playroom sits to the left of the house with dual aspect windows with the sitting room at the opposite end of the house with a large inglenook fireplace, character beams and French doors leading to the conservatory. Also on the ground floor, there is a shower room and a utility/boot room to the rear.

First Floor: There are two double bedrooms and a family bathroom. A large walk in storage room could easily be adapted to an en-suite (subject to relevant approvals).

Outside: From the main approach to Durlow Common, there is a long private driveway which leads to the property. There is ample space for several off-road parking spaces, with the rest of the gardens expanding to surround the house. The house sits behind a very attractive patio.

Ideal as a family home or an impressive holiday rental, this house needs to be viewed to appreciate.

What3Words ///lectures.boards.enclosing

- Detached Half-Timbered Rural Cottage
- Exposed Ceiling Timbers and Inglenook Fireplace
- Two Reception Rooms
- Ideal Family Home or Lucrative Holiday Let
- Council Tax Band E (£2983.16) | EPC - tbc

- Three Double Bedrooms
- Surrounded by over half an acre of garden land
- Two Bathrooms
- Beautiful Surrounding Views

Sitting Room

15'3" x 15'7" (4.65 x 4.76)

Dining Room

10'1" x 13'1" (3.08 x 4.00)

Kitchen

10'2" x 12'11" (3.10 x 3.96)

Shower Room

5'1" x 12'7" (1.57 x 3.86)

Conservatory

11'0" x 10'2" (3.37 x 3.11)

Bedroom One / Study

20'1" x 8'7" (6.13 x 2.62)

Bedroom Two

15'2" x 12'11" (4.64 x 3.94)

Bedroom Three

9'2" x 9'3" (2.81 x 2.82)

Bathroom

5'8" x 9'1" (1.75 x 2.78)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.