



WELL COTTAGE

Blakemere, HR2 9PY



Large gardens, to approximately 1 acre, with wonderful rural views



Well Cottage
Blakemere
Herefordshire
HR2 9PY



Set in just under an acre of gardens, a delightful Grade II Listed village cottage, full of character and charm, together with a modern one-bedroom detached annex, with a summerhouse and a countercurrent indoor heated exercise pool.

Guide Price £545,000

Situation and description.

Well Cottage forms part of the small rural village of Blakemere, which is made up of a number of individual cottages and houses together with a village church. Local services are available at the larger villages of Madley, Peterchurch, Bredwardine, and Staunton on Wye, with more extensive facilities at Hereford (11 miles) and at the ever-popular market town of Hay on Wye, now famous for its annual literary festival. This very pretty Grade II listed cottage is full of charm and character throughout, whilst offering a modern kitchen, central heating and a detached one-bedroom annex. The gardens are a real surprise, and a major feature of Well Cottage extending close to an acre. They are well stocked with a variety of specimen trees, shrubs and plants and also include an enclosed wildlife pond, summerhouse, and a heated countercurrent indoor exercise pool.

On arrival a front door leads into a small entrance porch and then a living room and separate sitting room, both with plenty of character, including an impressive inglenook fireplace with fitted wood burner. At the rear of the cottage lies a well-equipped kitchen/breakfast room which is an excellent space and offers plenty of cupboards as well as granite working surfaces, a cooker, and breakfast bar (there is space for a dishwasher and fridge and freezer too), with a wall mounted gas fired boiler and glazed door to the gardens.

From the living room a staircase leads up to a first-floor landing which has recessed storage and doors to three charming bedrooms and a bathroom, with the main bedroom having windows on three sides a walk-in wardrobe, ensuite, WC and wash hand basin.

Outside The cottage is approached from the village lane by a good-sized parking area to the front and a separate gated access to one side which leads to the gardens. To the rear there is a modern detached single storey annex, which would be ideal for extended family, or could be a home office, or could offer income potential. Well equipped, it currently comprises a double bedroom, large living room, shower room and utility/kitchen.

The gardens and grounds form a particular feature of the property, with plenty of different spaces to explore, they contain a large array of plants, shrubs and trees, including a large Wingnut Tree, Peonies, Bearded Iris, Wisteria and much more. There are various seating areas and pathways that pass well stocked borders as well as a large natural

pond which is fenced and creates a haven for wildlife. The gardens finish in an open area of lawn and a vegetable and soft fruit section with a large greenhouse 12'6 x 8'6 and a separate polytunnel 15' x 10'.

Halfway down the gardens, a cedarwood heated pool house is a real surprise and has power and lighting, its own LPG boiler (pool roughly 12' x 8') which is heated and has a current to swim against. There are useful garden stores and a well-positioned summerhouse with lovely views over open countryside.

Services and considerations Mains Water and electricity, LPG gas fired heating and private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their Solicitor or Surveyor. All prospective purchasers are advised to clarify matters relating to rights of way with their Solicitor.

Council Tax Band: E £2,660.77 The Cottage Council Tax Band: A £1,451.32 Annex EPC Band: Energy Rating E – 07.03.2033

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

Directions [///heights.blank.midwinter](http://heights.blank.midwinter) - From Hereford take the A465 to Abergavenny and after leaving the city turn right onto the B4349 towards Clehonger. At the village continue straight on following the B4352 through Madley and Tyberton, before reaching the small village of Blakemere. The property will then be found on the left-hand side after a short distance





Well fitted kitchen/breakfast room





Living room and separate sitting room with plenty of character





Three delightful bedrooms, main bedroom includes ensuite and dressing room





Staircase leading up to first floor bedrooms and family bathroom



Ground Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



Total area: approx. 36.2 sq. metres (390.2 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd Plan produced using PlanUp.

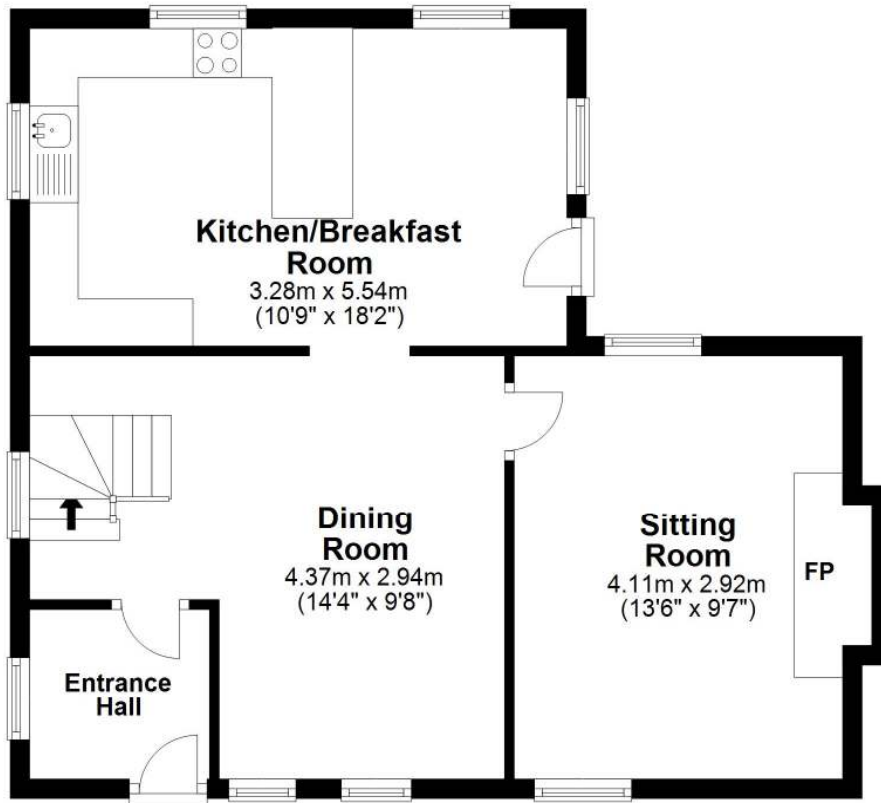


Well equipped
modern
detached single
storey annex



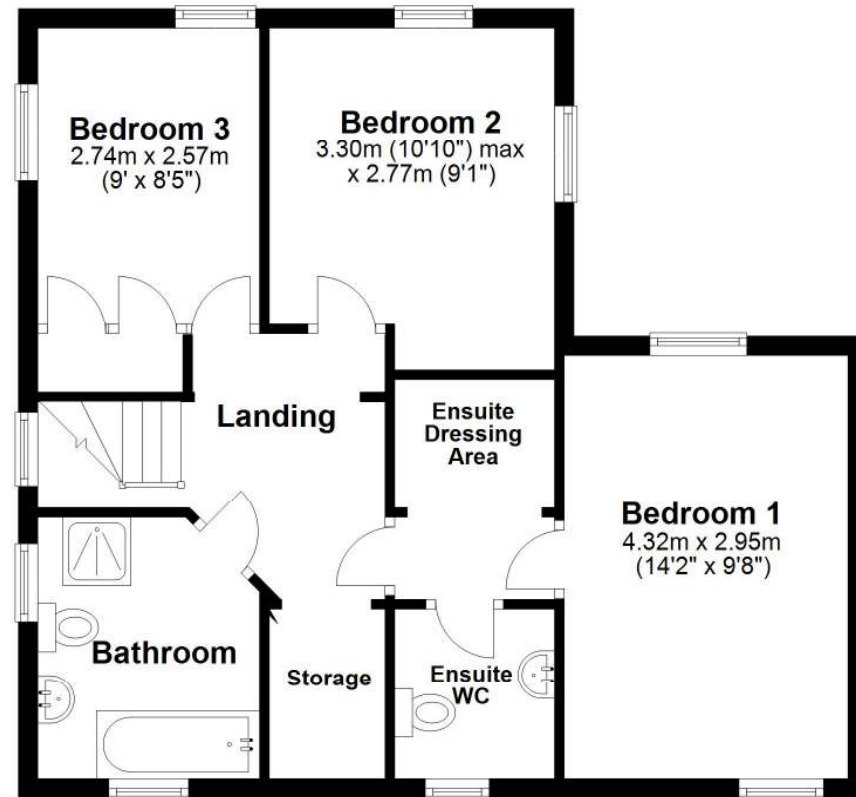
Ground Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



Total area: approx. 105.8 sq. metres (1138.7 sq. feet)

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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