



3 BULL FARM COTTAGES  
Letton Herefordshire HR3 6DH





A spacious and recently refurbished semi-detached house, set in a large corner plot with level gardens, conveniently located between Hereford and Hay on Wye.

Offers over £325,000



#### **Situation and description**

The small village of Letton lies in west Herefordshire midway between the cathedral city of Hereford and the ever-popular market town of Hay on Wye, which between them offer a range of facilities and services. The town of Kington is also within easy reach and locally there are services at the larger villages of Eardisley and Staunton on Wye, with a doctor's surgery, two primary schools and the very popular Oakchurch farm shop.

3 Bull Farm Cottages is part of a small cul-de-sac of properties that lie on the edge of Letton. Well-built and spacious, the property occupies a large corner plot in a quarter of an acre with well enclosed gardens ideal for pets or a keen gardener. The house is well appointed and has been recently refurbished throughout. The property now offers fantastic living space with double glazing and oil-fired central heating, as well as tiled floors on the ground floor and fitted carpets elsewhere. The ground floor rooms are particularly light and spacious and include an impressive kitchen/breakfast room.

Initially approached by a shared driveway, there is plenty of parking space at the front of the house and then a front door leads into a large, enclosed porch offering plenty of space for coats and boots. The entrance hall has doors to a useful cloakroom and a large living room with windows to the front and glazed doors to the gardens and patio at the rear. A separate family room also offers plenty of space and has a tiled floor and opens into an impressive kitchen/breakfast room with a triple aspect, fitted cupboards and drawers, Kenwood range style cooker, tumble dryer, plumbing for a dishwasher and washing machine, Worcester Danesmoor oil fired central heating boiler and direct access to the gardens.

On the first floor there are three comfortable bedrooms and a family bathroom, with two of the bedrooms having far reaching views as well as fitted wardrobes. The landing also offers further storage with both an airing and storage cupboard.

The owner understands that footings are already in place to support a second-floor extension above the kitchen, subject to planning consent and confirmation from a qualified surveyor.

#### **Outside**

The property is approached by a shared driveway with a central turning circle with communal gardens to one side. A gate then leads to a separate parking area and to the main private gardens which are an excellent size and include a large lawn which offers plenty of space, as does a patio which runs the full width of the house. The gardens are then well enclosed on all sides and include a useful garden shed.

#### **Services and Considerations**

Mains electricity and water, private drainage, and oil-fired central heating.

Council Tax Band: C / EPC Rating D 67/97

Mobile Phone Coverage (to be confirmed) / Broadband Fibre

Treatment plant installed in March 2023 (shared between the four properties)

There are shared costs covering the communal areas which at present do not exceed more than £200 per annum.

Agents note: We understand the property suffered from flood damage in 2020. Since then, the property has been refurbished and mitigation efforts put in place as a preventative measure. The property is however on the edge of a flood plain and purchasers should make their own enquiries on the risks of any future flooding.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.





Separate family room which opens into the kitchen / breakfast room



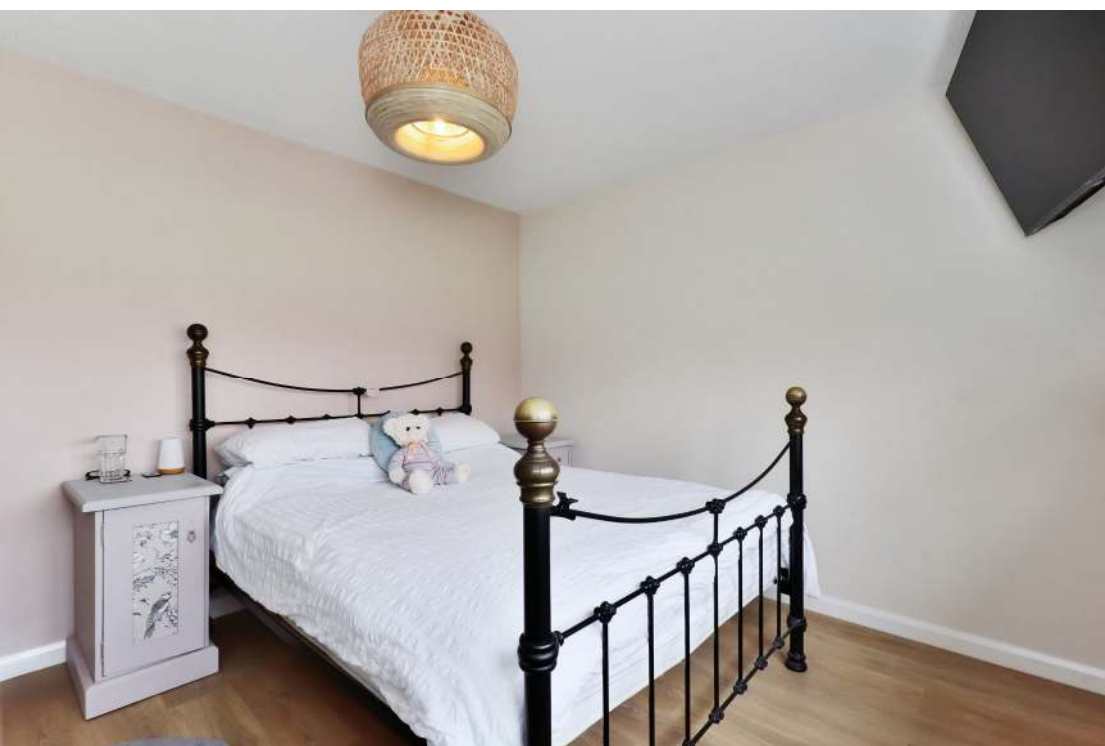








Three bedrooms with supporting family bathroom











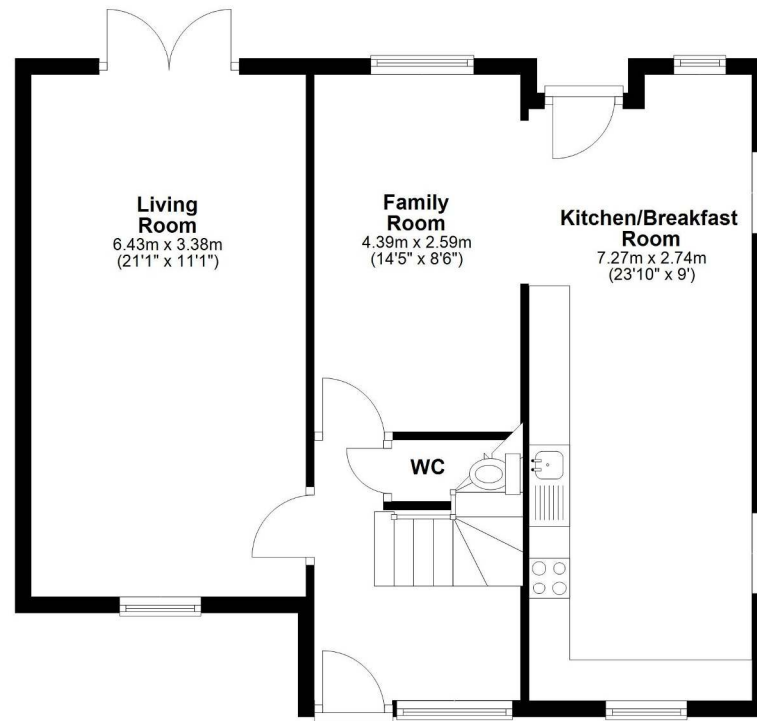
### Directions

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From Hereford take the A438 signposted to Brecon and continue on this road for approximately 11 miles. At Letton continue past 'The Swan' public house and after a short distance turn right for Kinnersley. Turn immediately right again into Bull Farm Cottages and No. 3 will be found on the right.

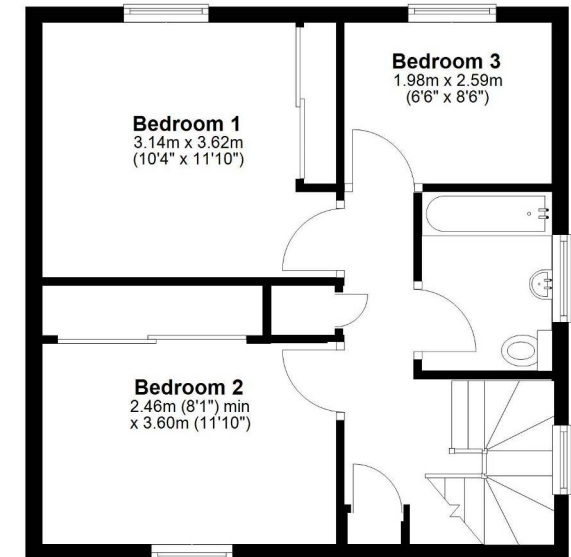
### Ground Floor

Approx. 63.4 sq. metres (681.9 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

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