



## GREEN COTTAGE

Withington, Hereford, HR1 3QE





**Green Cottage**  
**Withington**  
**Hereford**  
**HR1 3QE**



Within a stone's throw of the village church a 'picture box' and charming grade II listed thatched cottage, set in delightful and well stocked gardens.

**Offers Over £450,000**

#### **Situation and Description**

This delightful cottage lies close to the village church in a cluster of other individual houses in the heart of this popular village. Local services include a primary school, public house, village shop, community centre to name but a few and there is a regular bus service to and from the cathedral city of Hereford. The city offers an extensive range of facilities including, shops, restaurants, cafes, a mainline train station and much more.

The property itself is full of character and charm and is set in delightful cottage gardens which are well stocked throughout. The accommodation is well proportioned with three bedrooms and three reception rooms and benefits from gas fired central heating, fitted carpets, and both a ground floor and first floor bathroom.

On arrival, a canopy porch and front door lead into a reception hall, with understairs storage cupboard, wall lights and door through to a comfortable and spacious sitting room. There are French doors that lead out to the sun terrace and gardens, wall lights and a brick fireplace for colder evenings. A central dining room has a secondary glazed window to the front with window seat, exposed timbering and large inglenook fireplace. A separate snug, or living room, offers a quieter space to relax and work with a small adjoining study with fitted shelving. At the rear of the cottage a good-sized kitchen/breakfast room is the main hub of the house with windows and direct access to outside, a range of fitted cupboards and drawers, built in appliances, single drainer sink and central heating boiler.

The ground floor accommodation is then supported by a

useful bathroom and separate cloakroom.

The first floor is then approached by two separate staircases, with one leading from the entrance hall to a first-floor landing and then to a double bedroom, bathroom and separate dressing room, with fitted wardrobe to one wall. The second staircase leads up from the dining room to two comfortable bedrooms, both with partly vaulted ceilings and windows to the front.

#### **Outside**

Green Cottage is approached by its own driveway which provides parking for several cars and leads to a detached double garage with twin up and over doors, internal workshop, power and lighting (17'8 x 16'4 overall). The gardens are well maintained including formal lawns, potager garden with established herbs, pond and a number of fruit trees.

#### **Services and Considerations**

Mains electric, mains gas, mains water and private drainage.

Tenure: Freehold

Council Tax: F

EPC Rating N/A

Mobile Phone Coverage TBC

Broadband ADSL

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.

**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.



Kitchen / breakfast room with supporting dining room leading through to snug / living room





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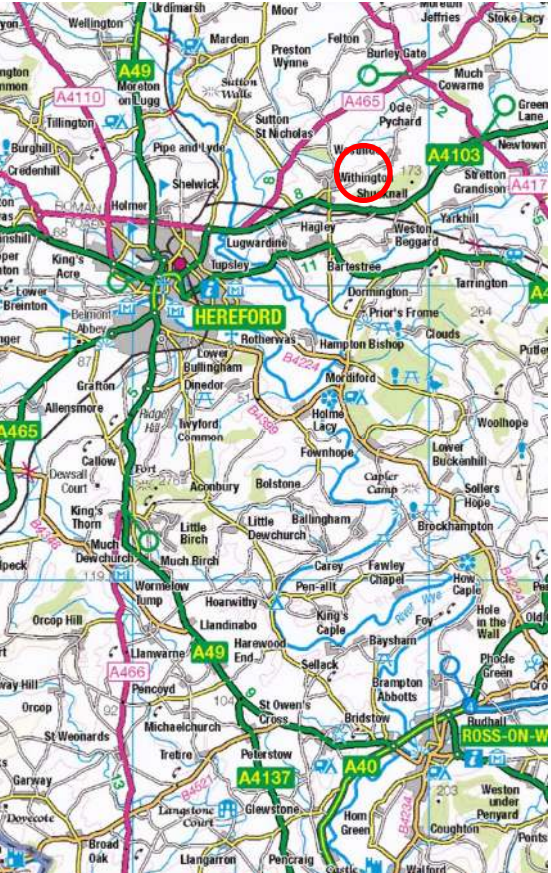
Three individual bedrooms supported by a well appointed family bathroom



**Directions**

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From Hereford take the A465 (A4103) towards Worcester and continue for 2 miles passing the garden centre and car showroom, before turning left to Withington. Continue almost to the brow of the hill and turn left at the crossroads. At the memorial cross turn right towards the church and Green Cottage will be found, immediately on the left-hand side.



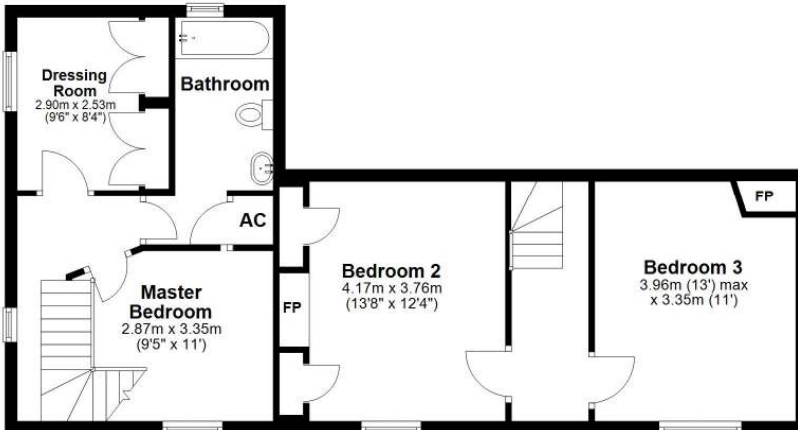
**Ground Floor**

Approx. 78.4 sq. metres (843.8 sq. feet)



**First Floor**

Approx. 63.0 sq. metres (678.1 sq. feet)



Total area: approx. 141.4 sq. metres (1521.9 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.

# Brookes Bliss

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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.

