



2 COURT FARM COTTAGES

Mansel Gamage, HR4 7LE



**2 Court Farm Cottages
Mansel Gamage
Hereford
HR4 7LE**



In an elevated location, with stunning and far-reaching westerly views to the Black Mountains and right round to Bradnor Hill, a traditionally built semi-detached house, recently modernised and extended to offer very comfortable living space, with gardens and parking.

Guide Price £350,000

Situation and Description

The property lies on the edge of the small village of Mansel Gamage in west Herefordshire. It occupies an elevated position, with extensive views over the Wye Valley to the Black Mountains, with facilities at the nearby village of Staunton on Wye, which offers an excellent primary school, a village church and hall, public house and doctors' surgery, along with the ever-popular Oak Church Farm Shop.

This very attractive house is one of a pair of very handsome cottages that were once part of the adjoining Garnons estate. The property has been subject to an extensive renovation programme over the last three years and now offers very comfortable living space, which benefits from a modern fitted kitchen, LPG gas fired central heating, a lovely en suite bedroom with fabulous views, and a family room with bi-fold doors to a large sun terrace.

On arrival, a front door leads into a good-sized sitting room which has a fireplace with fitted wood burner and a useful study area. An open doorway leads through to a large kitchen/ family room. The kitchen has plenty of cupboards and worktop space and includes a built-in dishwasher, fridge, freezer, oven, hob, extractor, built in plate warmer. A double-glazed door leads out to the gardens and parking area and bi-fold doors open onto a lovely sun terrace with stunning views. An inner hall then has space and plumbing for a washing machine and a useful ground floor cloakroom with wall mounted gas fired boiler.

On the first floor there are three bedrooms, with a family bathroom and en-suite shower room with the main bedroom, as well as a built-in wardrobe. All the rooms have attractive rural views to both the front and rear of the property.

Outside

From the village lane a gated entrance opens onto a good-sized driveway with space for at least three cars. There are pretty cottage gardens at the front, enclosed by an old stone wall and lawned gardens at the rear with a sun terrace, all enclosed by close boarded fencing.

Services and Considerations

Mains electricity and water

Private drainage

LPG gas fired central heating and wood burner (underfloor heating ground floor)

Tenure Freehold

Council Tax Band B

EPC E 50/86

Mobile coverage TBC

Broadband TBC

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.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions ///turkeys.delays.optimally

From Hereford, proceed out of the city on the A438 towards Brecon. Continue on this road until reaching Bridge Sollars Garage on the right. From here continue for a further 2.2 miles and take a right hand turning to Weobley, Mansel Gamage and Moorhampton. Continue along this country lane, up the hill and 2 Court Farm Cottage will be found on the left-hand side.



Kitchen/Family Room & Sitting Room

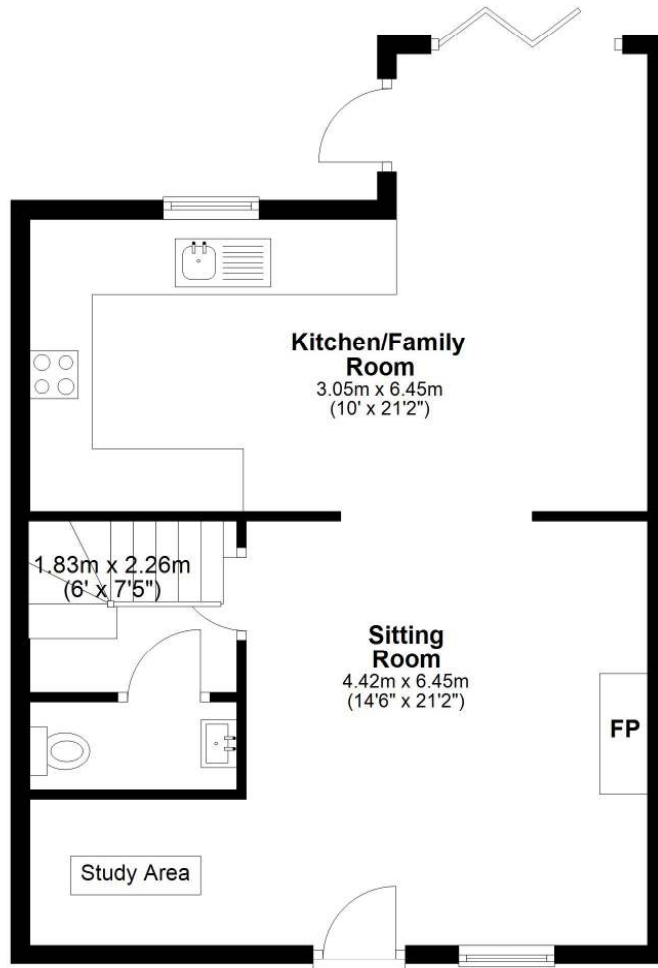




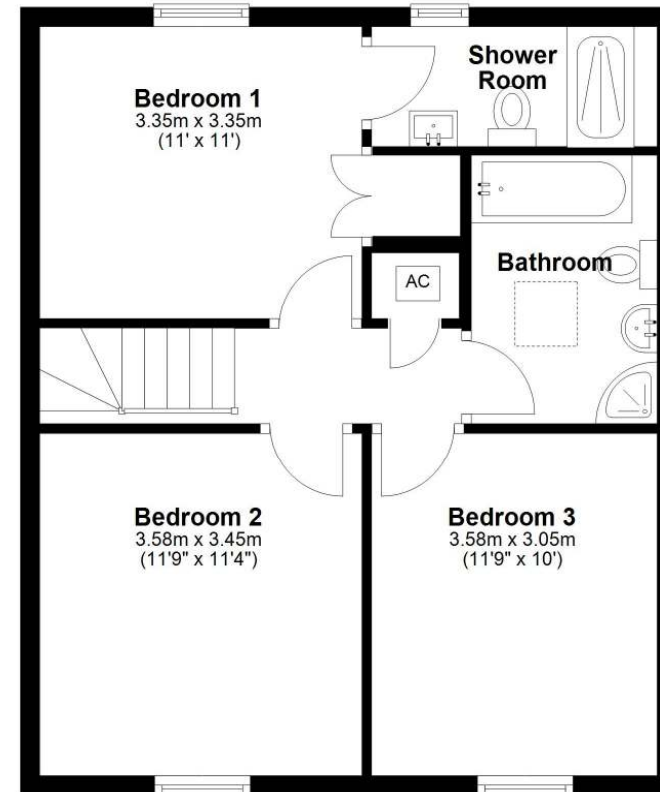
Three bedrooms with supporting shower room



Ground Floor



First Floor



Total area: approx. 104.6 sq. metres (1125.9 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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