

Graziers, Mansel Lacy, **HR4 7HN**





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A delightful, 19th century, extended country cottage in a beautiful rural setting in the Herefordshire countryside.

Hereford 7 miles

Leominster 14 miles

Hay-on-Wye 15 miles

What3words - <https://w3w.co/into.body.acclaimed>



Tenure: Available freehold

Local authority: Herefordshire Council

Council tax band: F





A beautifully presented property in a wonderful rural location.

The property

- An extended country cottage in a beautiful rural setting.
- 19th century half timbered cottage, extended in the 1970's.
- In a beautiful rural location at the end of a private road.
- Five bedroom, two bathroom house of 2971 sq. ft.
- 28' dual aspect sitting room with inglenook fireplace
- Gardens and parking.
- Attached triple garage with scope for further development above.
- Countryside views

Services

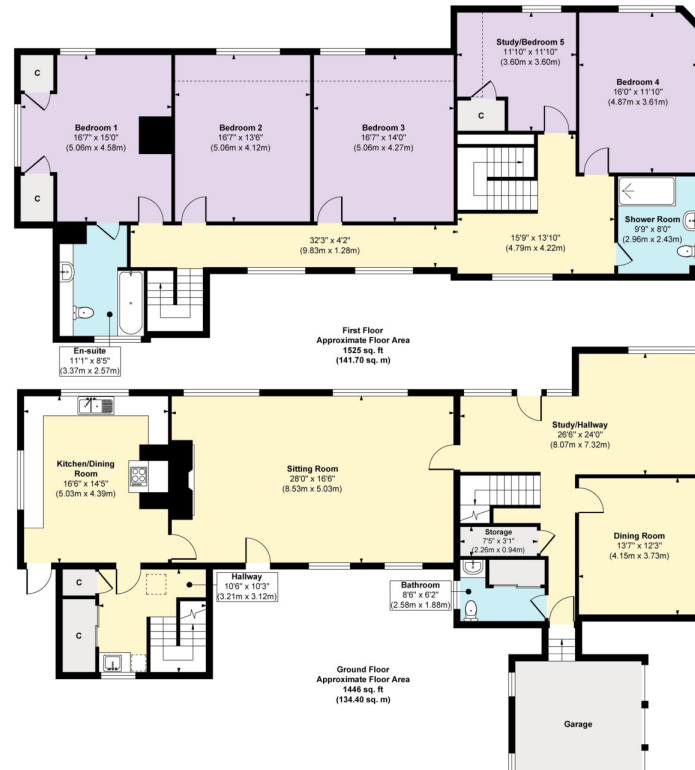
Mains water and electricity, oil fired central heating, private drainage via septic tank and soakaway field. Gigaclear fibre broadband available.





Lovely gardens with far-reaching views.

Graziers, Westmoor, Mansel Lacey HR4 7HN



**Approx. Gross Internal Floor Area
Main House = 2971 sq. ft / 276.10 sq. m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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