



Jersey Cottage, Preston Wynne, Hereford, HR1 3PE  
Price £795,000

# Jersey Cottage Preston Wynne Hereford

MULTI GENERATIONAL LIVING AND WORK FROM HOME IN A BEAUTIFUL TRANQUIL SETTING.

This four bedroom detached home has to be viewed to fully appreciate all it has to offer, there is a detached one bedroom annexe that has a kitchen/dining room and two sitting rooms, a detached purpose built office in the garden that can accommodate four desks, a summer house currently used as a bar/party room, large and private gardens with an extensive outdoor kitchen and ample driveway parking.

CALL 01432 266007 AND BOOK YOUR VIEWING TODAY.

- 4 Double Bedroom detached House
- Detached 1/2 Bedroom Annexe
- Beautiful Semi Rural Location
- Large & Private Gardens with Outdoor Kitchen
- Detached Home Office
- Ample Driveway Parking

## Material Information

Price £795,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: C (73)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Wow this is an amazing property as it offers so much in one package, family home, annexe for relatives, purpose built office, loads of driveway parking and private and enclosed gardens where you can enjoy alfresco cooking/dining and entertaining in the outdoor kitchen, extensive lawn, summer house/bar, small orchard and vegetable area with raised beds, greenhouse and shed. The main house accommodation comprises, an entrance hall, cloakroom, utility room, kitchen/breakfast room, dining room, sitting room, four double bedrooms, one en-suite, family bathroom and study/hang out areas.

## Property Description

From a large canopy porch and steps a wooden front door leads into the welcoming entrance porch where there is an opening to the kitchen/breakfast room. This room is a particular feature of the property with a range of handmade solid oak units, granite working surface and a tiled splashback. There is a Range cooker, double sink, integrated dishwasher and fridge. Double French doors open to the large patio area with stunning views over the extended rear garden, stairs lead to the first floor and there is cupboard space under them. The hall continues and there is another door to the driveway and off of here, the cloakroom which a toilet and wash hand basin, door in to a utility which has space for a variety of appliances. open in to the dining room and on in to in to the sitting room. An inglenook fireplace with an inset multiburner on a stone hearth, brick and beam surround creates a stunning focal point for the room.

The first floor is accessed from the kitchen/breakfast room via a set of stairs that split at the top. To the right is bedroom one and bedroom two, Bedroom one (currently used as a dressing room) has the benefit of an en-suite comprising of a walk in shower, toilet and wash hand basin. The superb, spacious bath and shower room is fitted with a beautiful four piece white suite with floor lighting creating a lovely ambience, plus a fabulous roll top free standing bath and large separate shower cubicle. The study can be used for a number of different uses and gives access to a staircase which leads to two further double bedrooms, both with a Velux window and views and eaves storage.

THE ANNEX - From the front door you are in the kitchen/dining room which has wall and base and base units with worktops and sink and drainer inset, built in oven and hob and space for a large fridge/freezer, stairs to the first floor and open in to the sitting room, there is then a door in to a second sitting room/hobby room or bedroom with French doors out to a parking area.

From the first floor landing you can access the large bedroom and on the other side there is a dressing room with walk in shower cubicle and door in to the bathroom with bath, toilet and wash hand basin.

## Garden & Parking

This is the place for outdoor entertaining, the large garden is enclosed and offers a good degree of privacy due to the mature trees and shrubs. From the large paved terrace you have steps down to a fabulous outdoor covered kitchen which has a work surface with a sink inset and cupboards and shelving below, built in pizza oven, large seating area with fire pit, a large expanse of lawn and stepping stones to the summer house with deck that has been converted in to a bar and chill out zone. Where the lawn ends there is a picket style fence and gate in to a small orchard and then on in to the working part of the garden where you have raised vegetable beds, greenhouse and shed. Our Vendors have built a detached home office on the right hand side as you look down the garden which is large enough to easily accommodate four desks and has internet connection that is fast enough to service business use.

The property is accessed via a bridle path which is a lovely drive in as there are usually horses to your left in the paddock and the field on the right sometimes has sheep, a gate leads in to the enormous driveway that this property has where you will find enough parking i'm sure to fit your vehicles and any visitors as well.

## Location

The property is set amid unspoilt rural countryside and lies at the end of a long driveway, and is on the edge of the rural village of Preston Wynne, which lies five miles north east of Hereford. There are local amenities in Burley Gate, Withington and Sutton St. Nicholas including primary schools, shop, garage, public house, churches and post office. It lies 5 miles north east of Hereford and 9 miles south east of Bromyard. Worcester and the M5 are 24 miles away.

## Services

Mains electricity and water are connected. Oil Fired Central Heating. Drainage to a private septic tank.

Herefordshire Council Tax Band - F and The Annex is Band - A

Tenure - Freehold

## Directions

From Hereford, proceed east on the A4103 to Worcester, and turn left onto the A465 to Bromyard. Continue for 4 miles then turn left to Preston Wynne. Bear right and proceed approximately half a mile until Bridle path is located on the right where there is a house sign and the driveway on the right.

