



1, Norton Brook Cottages, Hereford, HR2 8ED  
Price £400,000



# 1 Norton Brook Cottages Hereford

An extended and characterful three bedroom Victorian house in a semi rural location on the Southern edge of Hereford. The property has been cleverly extended and offers flexible accommodation which could include an annex. The gardens are of a nice size and offer a delightful place to while away an afternoon, plus the detached garage and driveway parking is a great benefit to have with a period property.

YOU NEED TO VIEW THIS BEAUTIFUL PROPERTY TO FULLY APPRECIATE ALL IT OFFERS - CALL 01432 266007 TO BOOK YOUR VIEWING.

- Three bedroom cottage
- Two reception rooms
- Two bathrooms & WC
- Detached drylined garage
- Mature gardens to 3 sides
- Parking for several vehicles
- Picturesque rural location
- Convenient access to Hereford City

## Material Information

**Price** £400,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** G (21)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 21 F    |           |
| 1-20  | G             |         |           |

## Introduction

This well presented and spacious home offers countryside living but also convenient access to Hereford or Ross-on-Wye. The accommodation comprises, entrance hall, two living rooms, kitchen/breakfast room, rear hallway, cloakroom, three bedrooms and two upstairs bathrooms. There is also the added benefit of solar panels providing hot water and character features throughout such as wooden latch doors and exposed wooden window lintels.

## Property Description

From the front door you enter a hallway with stairs to the first floor and door in to the first living room, which has a fireplace with wood burning stove, tiled hearth and alcoves with shelving to either side, wooden flooring, window to the front aspect, door to under stairs storage cupboard. Door in to the kitchen/breakfast room, which really is the heart of the home and has handmade base units and drawers with work tops and Belfast style sink, Aga and separate gas hob, space for washing machine and fridge/freezer, tiled floor, dual aspect windows to the side and rear. A rear hallway leads you to the second living room via a door to the side garden and door in to the cloakroom with toilet, wash hand basin and built in storage cupboard. The rear living room has a further wood burner, French doors overlooking and leading you in to the garden, wooden flooring, exposed wooden beams and lintels and stairs to the first floor.

From the rear living room staircase you have a landing with door in to a bedroom with double glazed windows to the rear and side aspects and an en-suite bathroom that has a tiled bath with shower over, toilet and wash hand basin and double glazed window to the side

From the entrance hall stairs rise a landing with doors in to all rooms. The bathroom comprises of WC, a bath with shower over, and wash hand basin, window to the side aspect and cupboard housing the hot water tank. The first bedroom has a fitted wardrobe, feature fireplace and dual aspect windows to the front and side. The second bedroom benefits from wooden floorboards, feature fireplace and window to the rear.

## Garden & Parking

The garden is of a good size and is to the front, side and rear of the property and enclosed by a selection of hedging and fencing to offer a good degree of privacy. To the front is a lawn area, footpath from pedestrian gate to the porch with mature beds housing flowers and shrubs. To the side there is cottage style planting and flower beds, lawn with brick paths, a patio area perfect for alfresco dining and outside tap. At the rear is further lawned area enclosed by hedging with borders housing mature trees, shrubs, plants and flowers gated access to the adjacent stream, patio area enclosed by fencing, a greenhouse and woodstore.

The detached garage has double wooden doors to the front with pedestrian door behind which leads to a storage area with fitted shelving and a door through to the main garage with door in to the garden and window to the side, outside tap and sink attached to the garage. There is a graveled driveway to the front of the garage which provides parking for several vehicles. A gate and path lead you to the front door.

## Location

The hamlet of Grafton is located approximately 3 miles South of Hereford and is sought after due to its convenient location to both Ross-on-Wye, where you can pick up the M50 and Hereford. The nearby villages of Much Birch and Wormelow, have an excellent range of amenities including doctors, community shop, church and primary schools.

## Services

Mains water is connected to the property, LPG gas, Oil, solar panels heat the water and septic tank drainage.

Herefordshire Council Tax Band C

Tenure is Freehold

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



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.

## Directions

From Hereford take the A49 South, and turn left just after the Grafton Travelodge Hotel. Follow this road past the farm and the property is on the left. What 3 Words // vibrate.cube.insert

