



The Old School House, Burley Gate, Hereford, HR1 3QR
Price £399,950

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The Old School House Burley Gate Hereford

HIGHLY MOTIVATED VENDOR - PRICED TO SELL!

The Old School House is an imposing red brick Victorian detached home located in the popular 30 mile an hour speed limit village of Burley Gate, between Bromyard and Hereford with far reaching views to the South over Ocle Pychard.

Sat centrally within its own plot providing walled gardens all around and gated access to a gravel driveway providing parking for several vehicles. There are three reception room, three bedrooms and a wealth of character features throughout.

VIEWING IS STRONGLY ADVISED TO APPRECIATE ALL ON OFFER - CALL 01432-2660007

- Imposing detached Victorian home
- Three reception rooms
- Three bedrooms
- Gated driveway parking
- Enclosed walled gardens
- Far reaching views to the front
- Wealth of period features
- No onward chain!

Material Information

Price £399,950

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: E

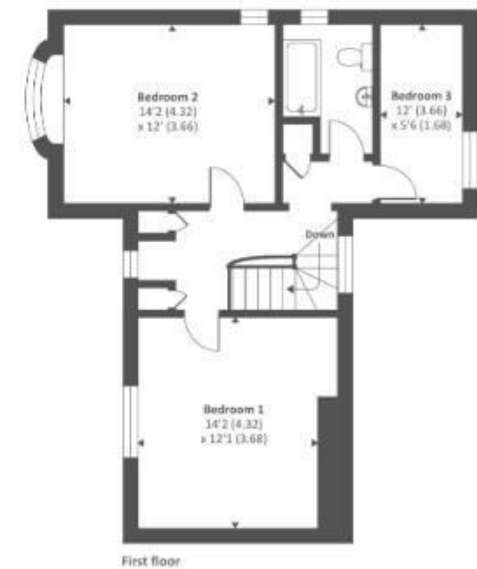
EPC: F (38)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Approximate Area = 1624 sq ft / 150.9 sq m
For identification only - Not to scale



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

The accommodation briefly comprises of entrance via a canopy porch to the central entrance hall with stairs leading up and doors to either side to the sitting room and dining room. From the dining room a door leads to the kitchen/breakfast room with built in pantry, door to rear lobby and door to the living room which has a large walk in storage cupboard and further door to the downstairs wet room. The first floor has a galleried landing with two double bedrooms to the front of the property and an inner hall to the bathroom and third bedroom.

Property Description

The canopy porch has a quarry tiled floor and heavy wooden door to the entrance hall with double glazed window to the front, stairs to first floor and wooden panel doors to either side. The sitting room has dual aspect double glazed windows, cast iron fire place and surround with slate hearth and built in shelving with cupboards below. The dining room has dual aspect double glazed windows, dado rail, picture rail and an ornate cast iron fireplace with slate hearth. A wooden panel door leads to the kitchen breakfast room with quarry tiled floor, double glazed window to the side, a range of wall and base units under wooden worktop with inset double bowl ceramic sink, double Bosch oven, electric hob and plumbing and space for a dishwasher and washing machine. From the kitchen doors lead off to - the pantry with fitted shelving and original cold slab, the double glazed rear porch and the living room. The living room is a light and airy with double glazed windows to the rear, exposed wooden floorboards, a large walk in storage cupboard and door to the downstairs wet room consisting of fully tiled walls, walk -in shower, basin and WC.

The first floor galleried landing has built in cupboards at one end, double glazed windows to the front and rear and wooden panel doors leading off. Bedroom one has dual aspect double glazed windows to the front and rear, bedroom two double glazed window to the front, from the landing is an inner hall with cupboard housing the hot water tank, door to bedroom three which is a single room with exposed wooden floorboards and double glazed window to the side and the family bathroom consisting of a panel bath, high level cistern WC, pedestal hand basin, wood panelled walls and exposed wooden floorboards.

Garden & Parking

From the road, a pedestrian gate leads up steps to a gravel path to the canopy porch and on to the parking area or via metal gate to the side of the property leading to the rear. Alternatively the gravel parking area can be accessed from the road via wooden gate and provides parking for 3-4 cars. The rear garden is enclosed by brick wall providing privacy to all sides, there is a raised brick patio, lawn area, raised flower beds and borders housing a variety of mature bushes, shrubs and trees.

Location

The property is approximately 8 miles from Hereford, 6 miles from Bromyard and 11 miles from Ledbury where you can access the M50 . Burley Gate is a village with a 30 mile an hour speed limit which is usually adhered to by drivers as the Police speed van is very often in the village, it also has a post office/shop, primary school and a secondary school can be found in Bromyard. The Three horseshoes public house can be found in Little Cowarne about 3 miles away and there are an abundance of lovely local walks close by.

Services

Mains water & electric are connected to the property with oil fired central heating and biodisc sewage treatment. Fibre broadband is also connected.

Council Tax - Herefordshire Council Band E

Tenure - 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.

DIRECTIONS

Leave Hereford on the A465 Aylestone Hill and take the 3rd exit at the roundabout on to the A4103 Worcester Rd and after a short distance turn left on to the A465 Bromyard Road. After approx 7 miles go straight over the roundabout and enter the village of Burley Gate where the property can be found on the left hand side just after the school. What 3words //wicked.scream.boomed



