



Foxwell Cottage, Knapton, Hereford, HR4 8ER
Price £349,995

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Foxwell Cottage Knapton Hereford

This delightful detached black and white cottage offers bags of character and original features throughout alongside a superb outdoor space and also boasts two double bedrooms, attic room, two receptions and a kitchen breakfast room.

One of the standout features of this property are the private gardens that include lawns, patio, decking, garage, workshop, sheds and ample parking accommodating up to four vehicles, all situated in this picturesque setting.

Whether you are looking for a permanent residence or a charming getaway, this cottage in Knapton is sure to impress with its character and practicality. Do not miss the chance to make this lovely home your own.

TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Detached black & white cottage
- Stunning rural setting
- Wealth of period character features
- Two double bedrooms
- Generous gardens (1/4 acre)
- Additional attic bedroom
- Two reception rooms
- Kitchen/breakfast room
- Garage, workshop & storage sheds
- Parking for several cars

Material Information

Price £349,995
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: C
EPC: E (44)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Introduction

This charming period cottage has double glazing and LPG central heating throughout and provides a wonderful blend of modern convenience with traditional character features. In brief the accommodation comprises; kitchen/breakfast room with access to an attic bedroom via fold down ladder, fully tiled shower room, dining room, living room, two double bedrooms and an outside home office, workshop and garage.

Property Description

The property is entered either via the original porch which leads directly into the lounge or via the double glazed door into the kitchen/breakfast room that consists of a tiled floor, wall and base cupboards under a wooden worktop with tiled splashbacks, range style cooker with an extractor fan over, double glazed windows to the side and rear, Belfast sink, plumbing for a washing machine and dishwasher, wall mounted Worcester boiler. Access to the attic room above is via a folding ladder and has a window to the rear, radiator and eaves storage (limited headroom). A door from the kitchen leads to the fully tiled bathroom with key hole bath and shower over, vanity sink unit, WC and obscure double glazed window to the rear. A wooden latch door from the kitchen opens up to the dining room with double glazed window, radiator and features lovely exposed wooden wall beams which act as a divider separating the two reception rooms, the other side is the cosy living room which has a prominent stone fireplace with inset stove and wooden mantle over, exposed wall beams, door to the porch and door to bedroom two. Bedrooms one & two are both good sized double rooms accessed from the living area via wooden latch doors and both feature exposed wooden wall beams, radiators and double glazed windows.

Gardens & Parking

Approached from the road via an ample tarmac driveway which provides parking for several vehicles and leads to the garage via a metal up and over door. A pedestrian wooden gate gives access to the house and gardens and forms part of an enclosed fence with hedging that serves to provide privacy to the property as well as significantly reducing any noise. One side of the garage is currently used as a workshop with work bench and shelving, window to the side and further door into the garage that has a metal up and over door to the front, power and light. To the rear of the garages is an office space, currently used to work from home, with double glazed window over looking the gardens, electric heating and inset ceiling spotlights. There is a further lock up storage shed and two open storage sheds as well a wood store and LPG store at the rear of the house. The private and secluded gardens are a particular feature of this property and extend to all sides including a gravel seating area at the front, lawns, large patio area with built in BBQ, decked seating area and at the far end of the garden is a further decked area and lawn enclosed by mature trees, shrubs and flowers, enclosed to one side by hedge and to the other side is open wooden fencing to the adjacent common land.

Location

Knapton is a small hamlet approx 9miles North of Hereford City and approx 6 miles South West of Leominster, the nearby village of Canon Pyon has a primary school, shop & post office, public house, church and bus service. This property presents an excellent opportunity for those seeking a tranquil lifestyle while remaining within easy reach of larger towns and cities.

Services

Mains Electricity, Mains Water, Waste - Septic tank, LPG gas.

Herefordshire Council Tax Band C

Tenure - Freehold

Broadband

The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 4Mbps 0.6Mbps Good
Superfast 80Mbps 20Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach

Indoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE None None
Three Limited Limited
O2 None None
Vodafone Limited None

Outdoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Anti Money Laundering Regulations

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

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.

Directions

Leave Hereford on the A4110 Canon Pyon Road and continue for approx 7miles passing through the villages of Canon Pyon and Bush Bank. On entering Knapton the property can be found on the right hand side signed Foxwell Cottage and as shown by the agents board.

