



The Haven, Bodenham, Hereford, HR1 3HR
Price £330,000

The Haven Bodenham Hereford

A wonderful opportunity to own this delightful semi-detached grade II listed period cottage in the popular village of Bodenham to the North of Hereford City. With three double bedrooms and three reception rooms, the cosy atmosphere is enhanced by the cottage's traditional features throughout, it is an ideal retreat for those seeking a slice of rural life but still maintaining local amenities. The added benefits of driveway parking, large rear garden and workshop all in this picturesque setting, with the surrounding area known for its stunning countryside views and sense of community, make this a wonderful place to call home. Available for the first time in over 40 years, this charming cottage, originally built in the 1700s and once used as a cider mill, is in need of some modernisation. Whether you are looking to settle down or seeking a weekend getaway, this home is sure to impress.

VIEWING BY APPOINTMENT ONLY - CALL 01432-266007 TO MAKE AN APPOINTMENT

- Character black & white cottage
- Grade II listed period home
- Three double upstairs bedrooms
- Three receptions + conservatory
- Shower room & downstairs WC
- Generous mature gardens & workshop
- Driveway off road parking
- Gas central heating
- In need of some updating & modernising
- No onwards chain

Material Information
Price £330,000
Tenure: Flying Freehold
Local Authority: Herefordshire Council
Council Tax: D
EPC: (null)
For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings

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
The property benefits from gas central heating and the accommodation includes; entrance hallway, living room with original wall beam partition to a study/snug, downstairs WC, central dining room open to the fitted kitchen and door out to the conservatory. To the first floor is a large landing area, shower room and three double bedrooms.

Property Description
The main glazed entrance door opens from the canopy porch into the hallway where there are exposed feature wall beams, stairs to the first floor and wooden doors leading off to the dining room and living rooms. The living room has windows to the front and the side aspects, exposed wall beams, brick fireplace with a tiled hearth and inset electric stove, wooden beams form an open partition to the study/snug area which has windows to the side and rear and a latch door to an inner hall. A door from the hall leads into the dining room where there is a brick fireplace with an electric stove inset and wooden mantle over, exposed wooden wall and ceiling beams, windows to the rear and to the hallway, door to the inner hall and opening to the fitted kitchen. The kitchen comprises of a tiled floor, wall units and base units under a solid wood worktop, ceramic sink and drainer, space for a cooker with extractor over, space for fridge freezer, plumbing for a washing machine and a glazed door into the conservatory where there is further fitted cupboards and worktop with storage space under, glass roof, windows and double doors out to the rear garden. A small inner hall is accessed from both the dining room and the study and leads to a downstairs WC with pedestal basin. Carpeted stairs lead up to landing area with exposed wooden wall and ceiling beams, window to the front, fitted cupboard housing a Worcester boiler and shelving and doors leading off. - the shower room features a corner shower cubicle, wash hand basin and low level WC. Bedroom three is accessed from the landing via a step up and features exposed wall and ceiling beams (some restricted head room), window to the front, fitted wardrobes and door to a large (1.9mx1.3m) storage cupboard. Bedrooms one and two are found via a corridor from the landing, bedroom two has a window to the front and bedroom one has windows to the front and side, exposed beams and access to the loft space.

Garden & Parking
Approached from the road via a metal gate to the gravel driveway which extends to the side and rear of the cottage and provides off road parking. The front garden is mainly laid to lawn with bushes, plants and flowers interspersed and in borders all is enclosed by wooden fencing and a concrete path leads to the property entrance via the canopy porch. The rear garden can be accessed from the conservatory to a patio area with steps up to the lawn enclosed by borders housing plants and shrubs, there is a further patio seating area and wooden summer house. The garden extends out to the side where there is a large concrete built workshop (approx 16' x 11') and an archway that leads to a further lawn which is enclosed by borders with shrubs and small fruit trees and leads to two further wooden sheds (condition not verified), all is enclosed by wooden fencing.

Location
Located in the the popular village of Bodenham approx 7 miles South of Leominster and 8 miles North of Hereford City, with a range of local amenities to include shop, post office, public house, primary school and church. More extensive facilities are available in both Leominster and Hereford, the popular market town of Leominster boasts a wealth of independent local shops, a weekly open air market, national supermarkets and a host of recreational facilities and was recent runner up in a nation High Street competition. Hereford City offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Services
Mains gas, electric and drainage are connected to the property, water is from a private well.

Herefordshire Council Tax Band D
Tenure - The property has a flying freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach, Gigaclear

Indoor Mobile Coverage
Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Limited Limited
Vodafone Limited Limited

Outdoor mobile Coverage
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

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.

Directions
Leave Hereford on the A465 Aylestone Hill and at the bottom go straight over the roundabout signposted Bodenham. Carry on through the village of Sutton St Nicholas and after another approx 3 miles you will enter the village of Bodenham, take the first right into Chapel Lane and The Haven is immediately on the left.

