



1, Huff Cap, Hereford, HR2 9HL
Guide Price £319,500

1 Huff Cap Hereford

Nestled on the outskirts of the charming village of Kingstone, Hereford, this delightful semi-detached cottage offers a perfect blend of traditional character and modern convenience. With its picturesque setting the property is ideal for those seeking a tranquil lifestyle while remaining well-connected to local amenities.

This home features three comfortable bedrooms, large reception room, utility/boot room and conservatory and outside is a hugely versatile space which could be a workshop/garage/man cave.

With its blend of character, space, and practicality, this semi-detached cottage is an excellent opportunity for families or individuals looking to settle in a picturesque location. Whether you are drawn to the serene countryside or the welcoming community, this property is sure to impress. Do not miss the chance to make this lovely cottage your new home and call 01432 -266007.

- Edge of village location
- Semi detached character cottage
- Three bedrooms
- Far reaching rural views
- Living room with stone fireplace
- Kitchen with integrated appliances
- Conservatory garden room
- Well maintained enclosed rear garden
- Detached workshop/Man cave

Material Information
Guide Price £319,500
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: C
EPC: D (55)
For more material information visit www.cobbamos.com

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

Introduction
This charming character cottage is offered with no onwards chain and has the benefit of oil fired central heating, double glazing with accommodation including; Entrance porch, reception room, utility/boot room, kitchen, conservatory, three bedrooms and a family bathroom. Outside is a gravel parking area, mature private enclosed rear garden with the added benefit of a large useful building which can be used for any number of purposes.

Property Description
The property is entered via a useful entrance porch which features a tiled floor, windows to either side and a wooden front door through to the main reception room which has a wealth of features including a stone fireplace with inset woodburner, exposed ceiling beams, parquet flooring and a stable door to the rest of the property. An inner hallway features parquet flooring and feature exposed wall beams, stairs to the first floor and doors leading off to the utility room/boot room which has a window and door to the rear and plumbing for a washing machine. A further wooden door leads to the kitchen where a range of fitted wall and base units can be found along with integrated appliances such as microwave, fridge and dishwasher, open display shelving, solid wood worktops, space for a range cooker and double doors to the conservatory which has a solid roof, tiled floor and doors out into the garden. Carpeted stairs rise from the hallway to the landing which has doors to all rooms, a fitted cupboard housing the hot water tank, loft access and a window to the side. The shower room has fully tiled walls and floor with under floor heating, heated towel rail, double shower cubicle, vanity sink unit, WC and obscure window. Bedroom one is a double room with window to the front, bedroom two is a double with exposed floorboards and window to the front and bedroom 3 is a single room with far reaching rural views to the rear.

Garden & Parking
The front of the property is approached from the road via a gravel driveway which leads to parking spaces for 2 cars and is enclosed to one side by a stone wall which has a gravel path running down the side of the property to a wooden gate which gives access to the rear garden. The rear garden is private and enclosed by wooden fencing, has an outside cupboard housing the central heating boiler, patio areas at the rear of the cottage, large lawn area with borders housing shrubs, bushes and flowers and steps down to a pedestrian door to the workshop/man cave building which features windows to two sides, power and light.

Location
Located at the edge of Kingstone village approx 6 miles South West of Hereford City with local amenities to include primary and secondary schools, shop, pub, church, doctors surgery and regular bus service.

Services
Mains water, waste and electric are connected, The heating is oil fired.

Herefordshire council tax Band C

Tenure - Freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 1 Mbps 0.2 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach

Indoor Mobile Coverage
Provider Voice Data
EE None None
Three None None
O2 Likely 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.

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
Head out of Hereford on the A465 towards Abergavenny. On leaving the City take the turning right signposted Kingstone and follow the next sign to turn left in Clehonger. In Kingstone turn right before reaching the school where there is a sign for Dene's garage and the property is on the left.

