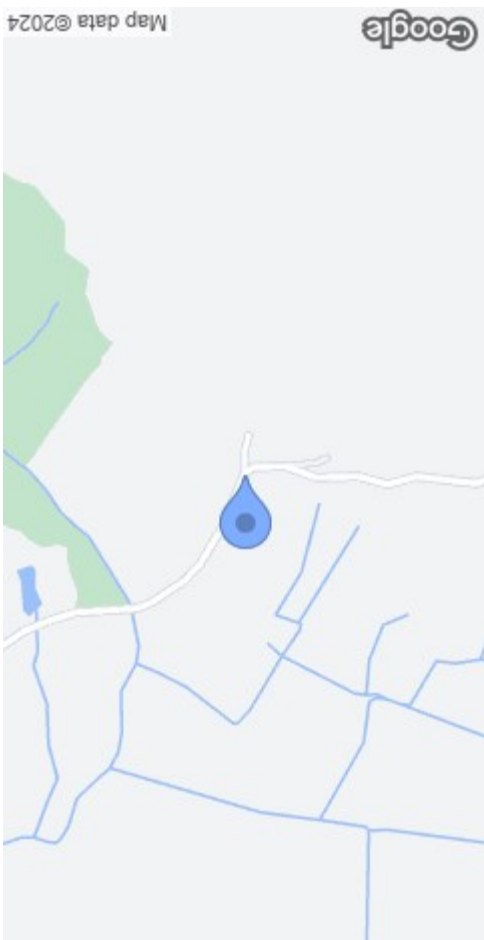




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating



£399,950

A THREE BEDROOM DETACHED BLACK AND WHITE COTTAGE in NEED of FULL MODERNISATION situated in a VERY PRETTY RURAL SETTING, LOUNGE WITH WOOD BURNING STOVE, OUTBUILDINGS TO INCLUDE STABLE, OPEN BARN, LARGE SHED, AMPLE PARKING, set within ONE THIRD OF AN ACRE, all being offered with NO ONWARD CHAIN.

Blakemere is a small hamlet approximately 11 miles west of Hereford. Just over 4 miles away, you will find the village of Madley which has a church, village shop and a public house.

The Cathedral City of Hereford offers full comprehensive facilities to include a county hospital, theatre, churches, shopping centre, an abundance of eateries, leisure facilities, train station and various schooling across all ages. Hereford is known for its wealth of history and charm and the famous River Wye and Mappi Mundi.



The property is accessed via a solid wooden door into:

ENTRANCE HALL

7'0 x 5'08 (2.13m x 1.73m)

Tiled flooring, radiator, front aspect wooden glazed window, door through to:

SHOWER ROOM

7'05 x 5'01 (2.26m x 1.55m)

Corner shower unit enclosed by tiles, pedestal wash hand basin, low-level WC, radiator, storage cupboard, side aspect double glazed UPVC frosted window.

KITCHEN / BREAKFAST ROOM

18'0 x 11'04 (5.49m x 3.45m)

Range of base, wall and drawer mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit with mixer tap above, space for cooker, space and plumbing for washing machine, space for fridge / freezer, oil-fired floor mounted boiler, part tiled walls, appliance points, power points, dining area with space for table and chairs, television point, radiator, rear and side aspect double glazed UPVC windows. Wooden door through to:

DINING ROOM

14'03 x 12'10 (4.34m x 3.91m)

Radiator, power points, character features with exposed beams, under stairs storage cupboard, front and rear aspect double glazed UPVC windows. Wooden door through to:

STUDY

6'09 x 5'0 (2.06m x 1.52m)

Power points, side aspect double glazed UPVC window, front aspect solid wooden door leading out to the garden.

FROM THE DINING ROOM, DOOR TO:

LOUNGE

12'11 x 12'0 (3.94m x 3.66m)

Feature fireplace with inset log burning stove, wooden mantle over, character features, wooden beams, radiator, power points, television point, front and rear aspect double glazed UPVC windows.

FROM THE DINING ROOM, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Radiator, rear aspect double glazed UPVC window, two front aspect double glazed UPVC windows.

BEDROOM 1

12'11 x 12'07 (3.94m x 3.67.89m)

Radiator, power points, exposed beams, built-in wardrobes, front and rear aspect double glazed UPVC windows.

BEDROOM 2

11'05 x 11'02 (3.48m x 3.40m)

Radiator, power points, two sets of double built-in wardrobes, front, rear and side aspect double glazed UPVC windows.

BEDROOM 3

11'04 x 7'09 (3.45m x 2.36m)

Radiator, power points, two sets of double doors to built-in wardrobes, exposed beams, rear aspect double glazed UPVC window.

BATHROOM

8'03 x 6'07 (2.51m x 2.01m)

White suite comprising of panelled bath with shower over, enclosed by tiling, pedestal wash hand basin with tiled splashback, WC, radiator, door to airing cupboard with hot water tank and shelving, access to loft space, rear aspect double glazed UPVC window.

OUTSIDE

From the lane, a wooden five bar gate gives access to a driveway which leads up to an off road parking area suitable for four / five vehicles. The mature gardens wrap all the way round the cottage and has a lovely central lawned area with lovely mature shrub borders with a selection of large mature trees. Walking around the property, there is a further lawned area around the rear which is enclosed by hedging, with pathways leading all the way around. Outbuildings to include:

STABLE

11'10 x 11'07 (3.61m x 3.53m)

Currently being used as a workshop, power and lighting.

ATTACHED OPEN BARN

11'11 x 11'07 (3.63m x 3.53m)

Power and lighting.

GARDEN SHED

15'11 x 7'09 (4.85m x 2.36m)

Power and lighting.

SERVICES

Mains water and electricity, septic tank, oil-fired heating.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Hereford, head out on the A465 Abergavenny Road, then turning right onto the B4349 signposted Madley. Proceed along this road, passing through Madley and continuing on the B4352, going past St Mary's Church in Tyberton and then St Leonard's Church in Blakemere. Follow the bend in the road around to the right and take the first turning immediately on your right. Proceed along this lane for approximately three quarters of a mile where the property will be found on your right hand side as marked by our 'For Sale' board. whatthreewords: ///developed.placidly.enormous

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

