



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Haze Cottage, Bewdley Bank, Hereford, HR4 7SQ

'An individual detached residence which offers an extensive level of accommodation including a fine open-plan kitchen/dining area which overlooks the rear garden together with three/four double bedrooms.'

£550,000 (Freehold)

Haze Cottage, Bewdley Bank, Hereford, HR4 7SQ

LOCATION

The property is located about 1.2 miles north of the outskirts of the City of Hereford. Bewdley Bank is accessible to the villages of Burghill and Morton-on-Lugg which offer a range of facilities and amenities. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Haze Cottage is a comparatively modern detached and individual residence which is set on a generous established plot. The property has an oil fired central heating system and double glazed windows. Overall the property offers an excellent level of accommodation, rooms are well proportioned and in more detail it comprises:

ON THE GROUND FLOOR:

Entrance Porch

2.34m (7'8) x 1.83m (6')

Approached through a double glazed door and with radiator and door to garage and store cupboard. Door to the:

Principal Reception Hall

3.23m (10'7) x 3.05m (10')

With a return pine stairway to the first floor with wooden banister, radiator, pine floorboards, wall light point, door to under stair store cupboard, door to the kitchen, door to study/bedroom 4 and a pair of doors to the excellent cloaks cupboard. Six panel door to the:



Sitting Room/Drawing Room

6.15m (20'2) x 4.04m (13'3)

With a double glazed window to the front, double glazed window to the side and a pair of French doors to the side. 7' ceiling height, picture rail, wall light points, two radiators and brick fire surround with timber mantle over, hearth and fitted wood burning stove. Six panel door to the:



Open Plan Family Kitchen/Dining Room

8.26m (27'1) x 5.13m (16'10)

Which in parts comprises:

Dining Area

With a double glazed window to the side and a pair of double glazed French doors with adjacent double glazed window opening to and overlooking the rear garden. Picture rail, pine floorboards, radiator and feature brick fire place with a 7'1 wide opening with beam over and a Villager wood burning stove together with herring bone decorative brickwork. Pair of upright timber beams and an opening to the:

Haze Cottage, Bewdley Bank, Hereford, HR4 7SQ

Kitchen/Breakfast Area

With a double glazed window overlooking the rear garden. Butlers type sink unit with mixer tap, fitted base cupboard and drawer units with wood block working surfaces over, upstand and part tiled walls together with eye-level cabinets. Spot lighting, cooker hood, radiator and a door to an excellent PANTRY CUPBOARD (3'9 x 3'5) which is provided with fitted shelves. Pine floorboards, door to inner hall and with a doorway to the:



Utility Room

4.01m (13'2) x 2.39m (7'10)

With a six panel double glazed door to the rear, single drainer stainless steel sink unit and fitted cupboards with wood block effect working surfaces over. Radiator and floor mounted oil fired boiler which provides central heating and domestic hot water. Door to the:



Cloakroom

2.31m (7'7) x .99m (3'3)

With white suite comprising low level wc and vanity wash basin with cupboards below and fitted working surface together with tiled surrounds. Extractor unit and double glazed window together with a continuation of the pine floorboards.

Haze Cottage, Bewdley Bank, Hereford, HR4 7SQ

Storage Cupboard

5.05m (16'7) x 1.75m (5'9)

With radiator and opening to the:

Garage/Studio

5.18m (17') x 4.19m (13'9)

With two double glazed windows and a ceiling height of approximately 8'4.

Study/Bedroom 4

4.27m (14') x 4.06m (13'4)

With coved ceiling, double glazed window to the side, radiator and with door to the:

En-suite Shower Room

2.39m (7'10) x 1.75m (5'9)

With corner shower cubicle with tiled walls and electric shower unit, low level dual flush wc and twin wash basins with tiled courses over and cupboards below set in wood block effect working surface. Ceiling spotlight fitting, extractor unit, double glazed window and feature wood flooring together with ladder type radiator.



ON THE FIRST FLOOR:

Landing

4.01m (13'2) x 3.89m (12'9) (plus dormer window area)

With a double glazed dormer window, box storage seat, dado rail and with doors to:



Bedroom 1

5.99m (19'8) x 2.97m (9'9)

With two dormer window areas to the rear with double glazed windows. Two radiators.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

Haze Cottage, Bewdley Bank, Hereford, HR4 7SQ

Bedroom 2

3.96m (13') x 3.05m (10') (plus a 4' x 3' window recess)

With double glazed window from which a view can be enjoyed across rooftops to agricultural land and rising countryside in the far distance. Radiator and access hatch to roof space.

Bedroom 3

4.62m (15'2) x 2.97m (9'9) (plus a 4'1 x 3' window recess)

With double glazed dormer window, dado rail, radiator and a double and single wardrobe cupboard with hanging rail and storage shelving.

Store Cupboard/Wardrobe Cupboard

2.31m (7'7) x 1.47m (4'10) (plus door recess)

With light and radiator.

Bathroom

3.48m (11'5) x 2.44m (8')

With suite comprising bath on feet, deep shower cubicle (3'8 x 2'6) with tiled walls and electric shower unit, low level wc and pedestal wash basin. Extractor unit, dado rail, part timber panelled walls to dado height, radiator and wood grain effect flooring.



OUTSIDE:

From the driveway there are numerous car parking spaces which are set behind a laurel hedge which gives the property privacy from the road. At the front of the property there is a further laurel and a pair of picket gates in a picket fence open to a stoned hardstanding/turning area which is brick edged. The picket fence is screened by bamboo and there is a contorted willow together with two apple trees. The stoned area continues along the side of the residence and is flanked by a further bed of bamboo. The rear garden is laid to an expanse of lawn with a raised stoned seating area which is approximately 12' deep x approximately 34'9 wide and can be approached from the dining area and the utility room. The rear garden enjoys a southerly aspect at the side and along the right hand boundary there are numerous shrubs. Side boundaries are marked by a mixture of hedging and fencing together with a run of brick walling and timber panel fencing. Towards the far end boundary there are numerous mature trees including firs and there is also a steel profile timber garden shed together with an outhouse with decked area.




SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. The property has an oil central heating system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

Haze Cottage, Bewdley Bank, Hereford, HR4 7SQ

COUNCIL TAX BAND F


VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

DIRECTIONAL NOTE

Proceed north out of Hereford on the A4110 for a distance of 1.2 miles and the property will be identified on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford ((01432) 272280 ). For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

28th April 2023

ID35320

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy performance certificate (EPC)

Haze Cottage Bewdley Bank HEREFORD HR4 7SQ	Energy rating D	Valid until: 10 May 2033 <hr/> Certificate number: 5837-4625-8200-0529-6296
---	---------------------------	---

Property type: Detached house

Total floor area: 233 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

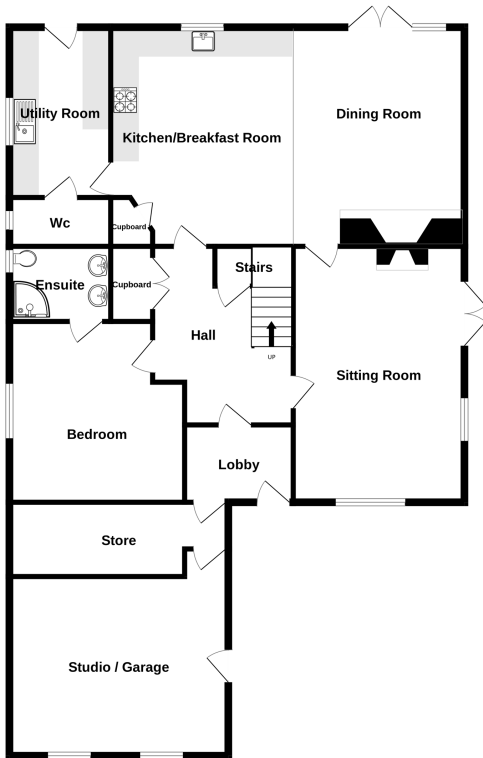
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

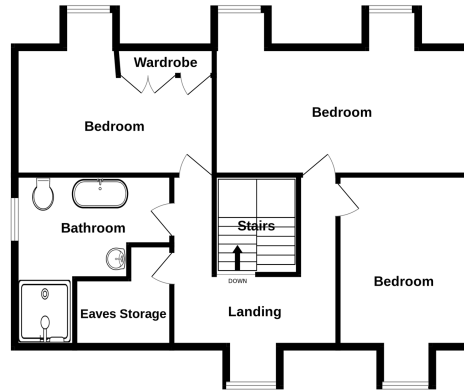
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Haze Cottage, Bewdley Bank, Hereford, HR4 7SQ

Ground Floor
1577 sq.ft. (146.6 sq.m.) approx.



1st Floor
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 2445 sq.ft. (227.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022