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## 4 Bull Farm Cottages, Letton, Herefordshire, HR3 6DH

*'Set in rural west Herefordshire countryside, about twelve miles from the city between Hereford and Hay-On-Wye, enjoying a country view to the rear, a four bedroom detached house which has the benefit of a generous garden area and garage'*

**NEW INSTRUCTION**

**£355,000 (Freehold)**

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### DRAFT PARTICULARS ONLY

#### LOCATION

Letton is a rural hamlet located about twelve miles west of the Cathedral City of Hereford. Neighbouring villages including Eardisley and Staunton-on-Wye combined offer a range of amenities including a primary school, doctors surgery and food hall. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments. The border towns of Hay-On-Wye and Kington are located to the west and north west respectively and offer further amenities.

#### DESCRIPTION

4 Bull Farm Cottages is a modern detached house which is presented in good order throughout. The property is double glazed and has the benefit of modern electric heaters on the ground floor and night storage heaters on the first floor. The rooms are well proportioned and the ground floor accommodation is approached off an entrance hall off which there is a cloakroom, stairway to the first floor, the good sized family living room and the fitted kitchen/breakfast room. On the first floor there is also a good sized landing area together with four bedrooms and a family bathroom.

On The Bull Farm Cottage development there are just four homes comprising two detached houses and a pair of semi's and from the rear 4 Bull Farm Cottage enjoys an outlook over glorious Herefordshire countryside to tree lined rising countryside in the far distance. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch

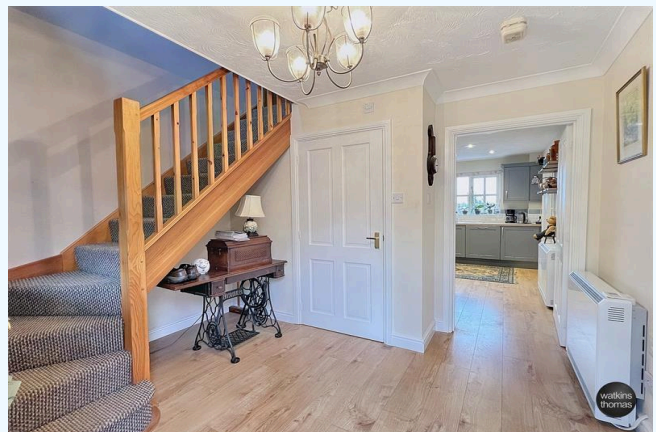
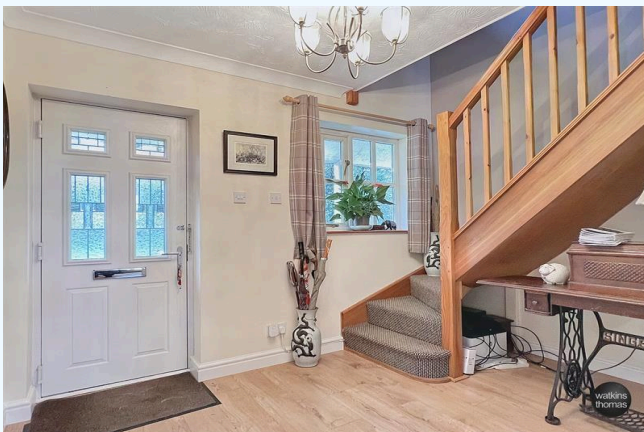
6.4m (21'0) x 1.22m (4'0)

With two pillars and a composite door with leaded and double glazed upper panels to:

##### The Reception Hall

3.25m (10'8) x 2.34m (7'8) (widening to 9'4)

With a stairway off, double glazed window to the front, Designa fan electric heater and panel style doors to the living room and kitchen. Wood grain effect flooring and door to:



##### Cloakroom

1.98m (6'6) x 1.07m (3'6)

With a continuation of the wood grain flooring and with a white suite comprising low level wc and wall mounted wash basin with tiled courses, mirror and light over. Extractor unit and coving to ceiling.

##### The Living Room

7.09m (23'3) x 3.53m (11'7)

With a double glazed window to the front with wooden sill, double glazed window to the side with wooden sill and double glazed French door with adjacent double glazed window opening to and overlooking the rear garden with agricultural land beyond and rising tree lined countryside in the distance. Coved ceiling, continuation of the wood grain flooring and with a brick chimney breast with slate hearth and Heta wood burning stove. Designa electric heating unit and a pair of glazed doors open to the:

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### Kitchen

3.23m (10'7") x 3.43m (11'3") (13'6" into door recess)

With a double glazed window enjoying the fine outlook at the rear and extensively fitted with base cupboard and drawer units including pan units with wood effect working surface over, brick effect tiled surrounds, eye level cabinets and 1½ bowl sink unit with drainer and mixer tap, built-in dishwasher and electric oven with four ring induction hob over and cooker hood above, Designa electric heater, continuation of the wood grain flooring, extractor unit, sunken ceiling lights and door to:



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### Utility Room

3.1m (10'2) x 1.63m (5'4)

With a composite door to the rear, double glazed window to the rear with wooden sill, continuation of the wood grain flooring and with a single bowl sink unit with drainer and mixer tap, matching base cupboards with wood grain effect working surfaces over and eye level cabinets, recess with plumbing for washing machine and personnel door to garage.

### ON THE FIRST FLOOR:

### Landing

3.23m (10'7) x 2.21m (7'3) (16'5 maximum)

With a double glazed window to the front, banister, access hatch to loft space, night storage heater and with natural pine doors to the bedrooms, bathroom and the airing cupboard with insulated hot water cylinder.



### Bedroom 1

3.86m (12'8) x 3.53m (11'7)

With a double glazed window to the front with wooden sill, coved ceiling, night storage heater and door to:

### En-Suite Shower Room

2.49m (8'2) x 1.27m (4'2)

With white suite comprising low level wc, pedestal wash basin and shower cubicle with shower boarded walls, sliding screen doors and wall mounted electric shower unit. Further part tiled surrounds, coved ceiling, extractor unit and double glazed window together with an electric ladder type radiator.



### Bedroom 2

3.84m (12'7) x 3.1m (10'2)

With a double glazed window to the front with wooden sill, coved ceiling and night storage heater.

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### Bedroom 3

3.51m (11'6") x 3.12m (10'3")

With a double glazed window to the side with wooden sill, night storage heater and door to recessed store cupboard with hanging rails.



### Bedroom 4

3.12m (10'3") x 3.1m (10'2")

With a double glazed window enjoying the distant outlook at the rear, coved ceiling and radiator.

### Bathroom

2.49m (8'2") x 1.96m (6'5")

With white suite comprising bath with shower attachment to taps and shower screen, pedestal wash basin and low level wc. Double glazed window to the rear, coved ceiling, extractor unit and night storage heater.



### OUTSIDE:

A shared entrance area leads to a car parking space beyond which is the ATTACHED GARAGE (17'6" x 10'2" with an 8'6" ceiling height) up and over door to the front, electric light and power points.

To the front of the property there are lawned garden areas and to the left there is a pathway which runs to a veranda type porch with stone area beyond bounded by a picket fence. A few steps lead down to the principle rear garden area and from the dining room there is a concrete patio area which again is enclosed by a picket fence and which has a rose and bulb border and is bounded to the right by a grass bank. From this area a fine outlook is enjoyed across agricultural land to rising tree lined countryside in the distance. At a lower level there is a further expanse of lawn, a garden store, a short row of evergreens and a mature fir together with a decked area.



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### **COUNCIL TAX BAND D**

Payable to Herefordshire Council

### **BROADBAND & MOBILE PHONE COVERAGE**

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### **SERVICES**

It is understood that mains electricity and water services are connected to the property. Drainage is to a shared private 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.

### **VIEWING**

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

### **DIRECTIONAL NOTE**

From central Hereford proceed west for the length of Whitecross Road and at the roundabout take the second exit signposted the A438. Continue for about eleven miles having passed through Swainshill and Staunton-On-Wye and in Letton turn right signposted Kinnersley. After a short distance turn right and 4 Bull Farm Cottages will be identified by the agents for sale board.

The property had flood water enter the ground floor in February 2020 in what are described as exceptional circumstances. A small amount of water entered the property causing no lasting damage. Flood mitigation works have now been undertaken by Hereford Council.

### **FOR FURTHER INFORMATION**

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

**5th March 2024**

ID37969

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### 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 rating and score

This property's energy rating is E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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



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### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

