



Pomona Cottage, Kings Acre, Hereford HR4 0SN



**Pomona Cottage**  
**Kings Acre**  
**Hereford**  
**HR4 0SN**

Summary of features

- Detached 4 bedroom cottage
- Spacious accommodation
- 3 reception rooms
- Large garden & 2.5 acre paddock
- Private location

**Offers over: £550,000**

**Description:**

Set on the edge of the city of Hereford is this spacious, 4 double bedroom detached cottage with its very own 2.5 acre paddock. The property is located in a private position and features 3 reception rooms, detached double garage and a generous enclosed rear garden.

The accommodation comprises: Entrance hall, cloakroom, 3 reception rooms, kitchen, utility, 4 double bedrooms and a family bathroom.

**Situation:**

Kings Acre road can be found on the north west fringes of Hereford city and has good road links into Hereford itself, or west towards Hay on Wye.

Near to the property is Wyevale garden centre, a primary school, secondary school, retail developments, bus services and post office.

With the property situated on the edge of the city of Hereford, you have countryside walks on your doorstep.

**Accommodation:**

Front door leads to –

**Entrance Hall**

Leading to all principal ground floor rooms and having stairs to first floor.

**Reception Room 1**

Sliding door to the rear garden, window to the front and a traditional open fireplace.

**Cloakroom**

With wash hand basin and WC.

**Reception Room 2**

Open-plan living space with window to the rear, fireplace with stone surround and access to dining room and kitchen.

**Dining Room**

2 x double doors to kitchen and reception room 2, rear window and sliding door to rear garden.

**Kitchen**

With matching wall and base units, sink drainer inset, gas hob, double oven, integrated fridge freezer and large window overlooking rear garden.

The kitchen also includes 3 storage cupboards and leads to the utility plus access to the driveway.

**Utility**

With central heating boiler, sink and drainer, window to the rear plus additional white goods storage.

Stairs from Entrance Hall lead to –

**First Floor Landing**

**Bedroom 1**

With window to the rear and 2 windows to the front plus one storage cupboard.

**Bedroom 2**

With window to the rear overlooking the garden and a storage cupboard.

**Bedroom 3**

With window to the rear and side overlooking the garden and the 2.5 acre plot plus a wash hand basin.

**Bedroom 4**

With window to the rear and wash hand basin.

**Bathroom**

With 5 piece suite to include, walk-shower, bath, bidet, wash hand basin and WC.

**Outside:**

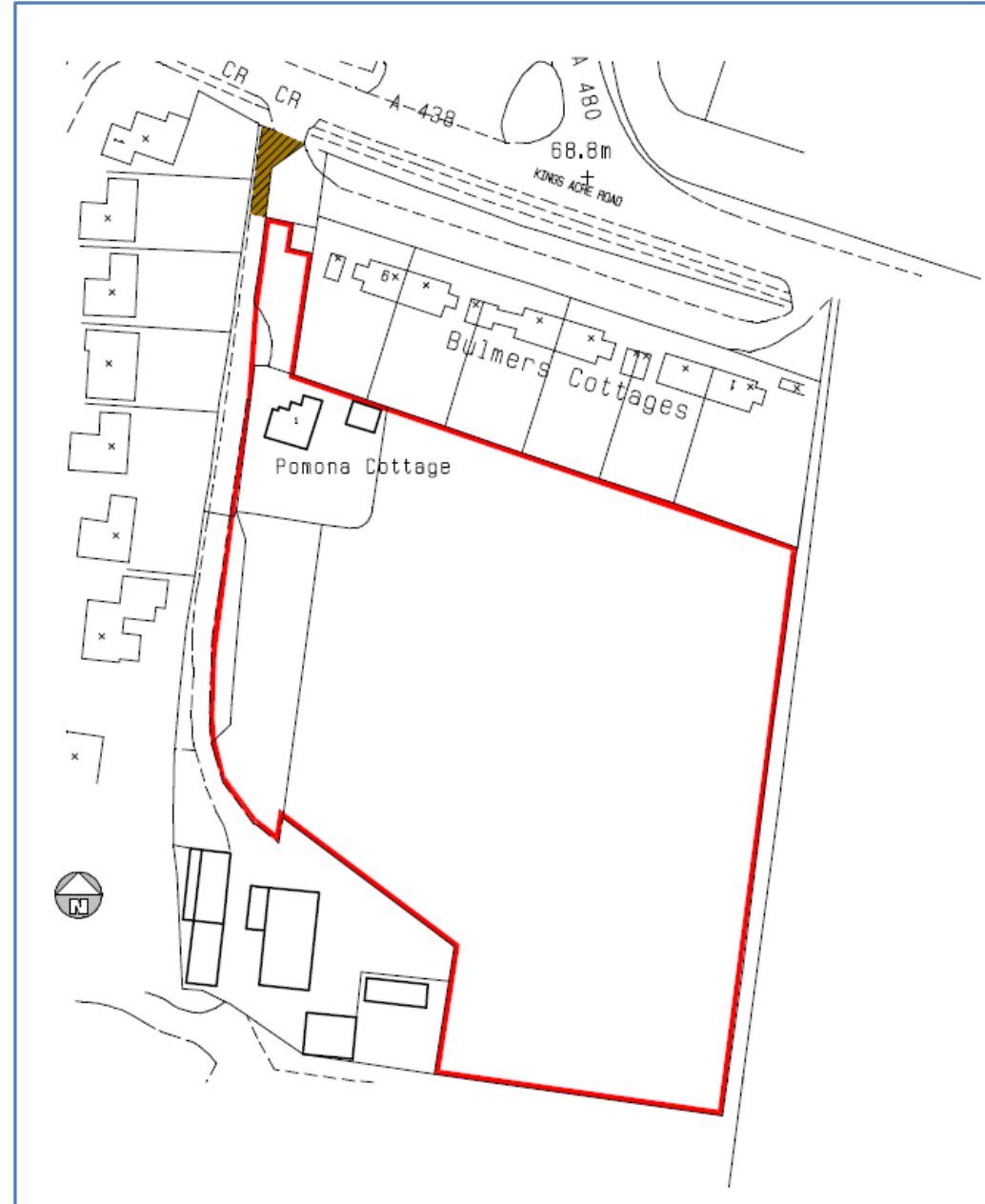
The driveway has parking for 2 vehicles and access to the **double garage 5m x 5.2m** to the left of the property. The rear garden is mainly laid to lawn and enclosed by hedging and fencing.

The 2.5 paddock can be accessed via the rear garden. There is a 20% Uplift on the land for a period of 20 years.









### Services:

All mains services are connected to the property.

### Viewing:

Strictly by appointment only.

### Directions:

Leave Hereford, travelling west along the A438 to Whitecross Road proceeding straight across at the Monument roundabout onto Kings Acre road. Continue along this road passing Wyevale garden centre, opposite Kings Acre car garage is a left hand turn which takes you down a lane and the property can be found shortly after on the left hand side.

### Agents Note:

There is a 20% Uplift on the land for a period of 20 years.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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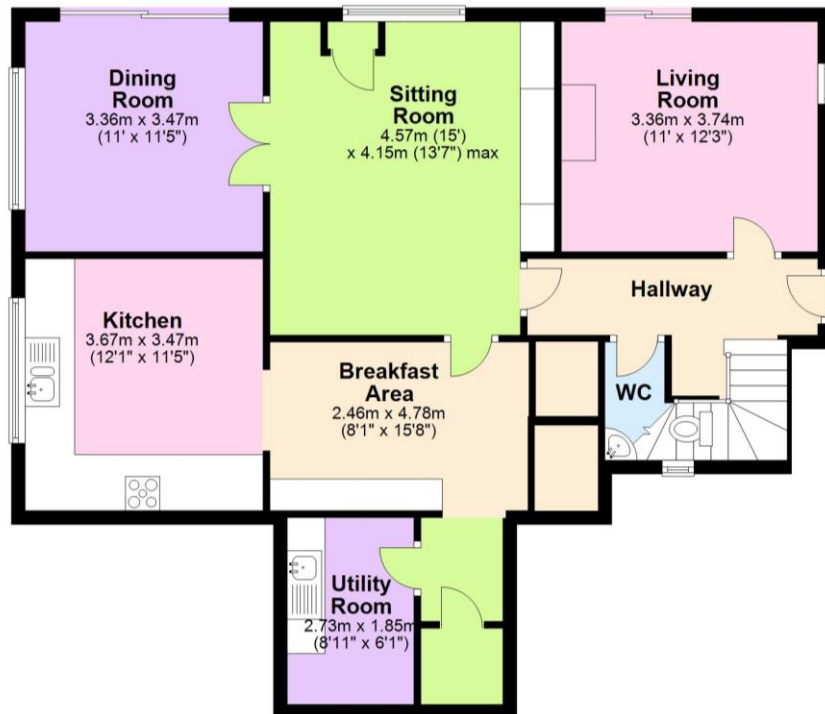
3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

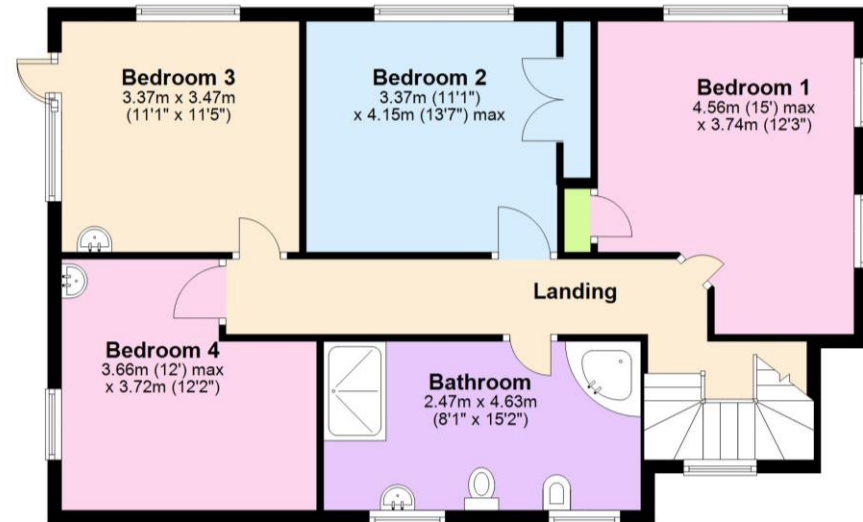
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Ground Floor



First Floor



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.