



Old School House, Moccas, Herefordshire, HR2 9LQ



**Old School House
Moccas
Herefordshire
HR2 9LQ**

Summary of features

- Detached cottage set off country lane
- Popular rural area.
- 2 (possibly 3) bedrooms, characterful accommodation.
- Garden with parking area, garage. Backs on to fields.

Asking price £280,000

Description

An appealing half-timbered period cottage set off a country lane in this historic area of west Herefordshire. The property enjoys views over the adjoining farmland and has a cottage garden and a brick/stone garage store shed. Accommodation is oil fired central heating and enjoys much character with fireplaces with inset stoves exposed beams etc. Ideal for buyers looking for a smaller country residence. No ongoing chain.

Situation

Moccas lies about 14 miles from Hereford and 10 from Hay on Wye. This scattered village is set in rural west Herefordshire and is well known for its parkland/deer park with its ancient trees. The village has a church, village hall, with the nearest shop being in Madley about 5.5 miles away. Main facilities are either in Hay on Wye or Hereford.

Accommodation in more details as follows:

Accommodation

Canopy Porch

With front door leading to –

Dining Room

With fireplace with inset stove, timber surround and flagstone hearth, radiator, window to front, door to a useful store cupboard with shelving and coat hooks.

Sitting Room

Having windows to front, stairs to First Floor, fireplace with timber lintel, fitted stove and hearth. Door through to –

Study/3rd Bedroom

With radiator and window overlooking adjoining farmland.

Kitchen

Having a range of base and eyelevel units, stainless steel drainer sink unit, space and plumbing for washing machine, dishwasher and fridge, oven with electric hob and over extractor, radiator and window with views over adjoining

fields. Door to

Inner Hallway

With door to –

Shower Room

Having shower, WC low flush suite, wash basin, double glazed Velux and ladder radiator.

Utility/Porch

With work surface area, cupboard, windows, oil fire central heating boiler and glazed door to outside.

From the Sitting Room open tread stairs lead to the First Floor.

First Floor

Landing

With window, useful eaves storage cupboard.

Bedroom One

Having eaves storage cupboards, three windows and radiator.

Bedroom Two

Again with eaves storage area, radiator and window.





Outside:

Double gates open to a driveway providing plenty of parking and in turn leads to the **Detached brick/stone garage 5.3x3.94 (max)**, power and light, double doors and small storage area off.

The gardens are typical cottage gardens being laid to lawn with rustic arch and flower shrub beds. There are delightful views over adjoining farmland. Oil tank.

Services:

Mains electricity, water and drainage. Oil fired central heating.

Tenure:

Freehold.

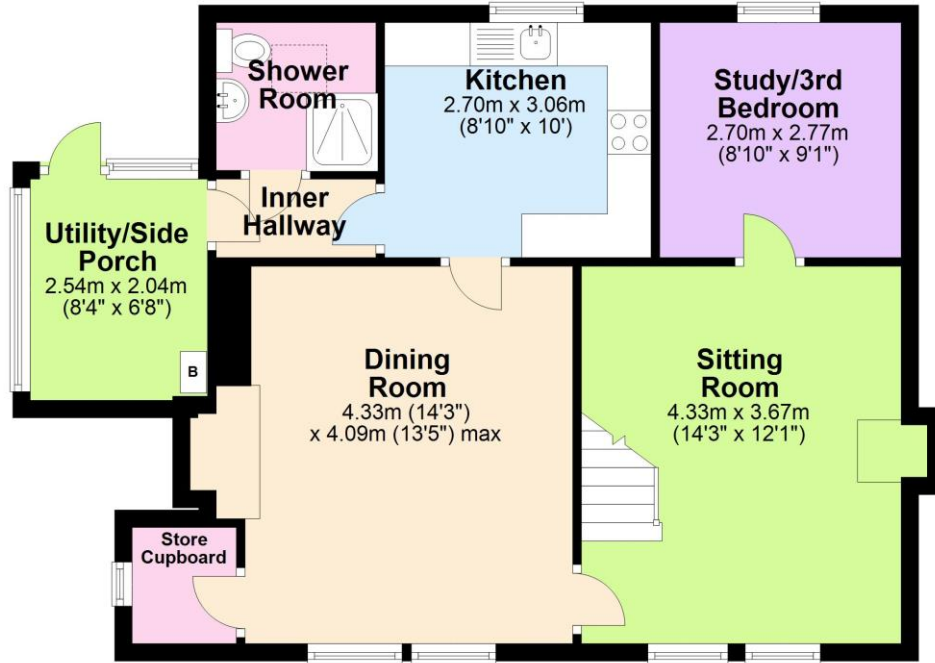
Directions:

Leave Hereford south on the Abergavenny Road (A465), taking the right turn towards Clehonger and Madley. Proceed through the village of Clehonger and Madley as well as Tyberton and Blakemere. Arrive in the village of Moccas and at the memorial turn right, passing the village hall on the left and almost immediately turn right along a dead-end lane where the property can be seen on the left-hand side as denoted by the Agents 'For Sale' sign.



Ground Floor

Approx. 61.1 sq. metres (657.2 sq. feet)



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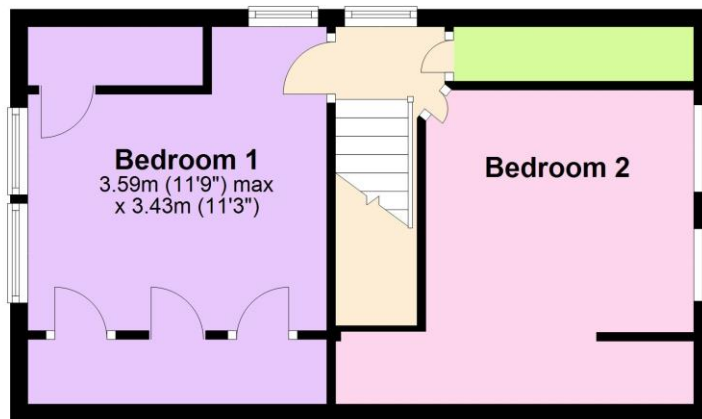
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First Floor

Approx. 33.2 sq. metres (356.8 sq. feet)



Total area: approx. 94.2 sq. metres (1014.1 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		