



The Sallies, Little Cowarne, Hereford, HR7 4RQ



**The Sallies
Little Cowarne
Hereford
HR7 4RQ**

Summary of Features

- Detached dormer bungalow
- Four bedrooms
- Sought after rural location
- Spacious accommodation
- Ample parking and garage
- No onward chain

Price Guide £550,000

Nestled in the charming village of Little Cowarne, Hereford, this delightful detached dormer bungalow offers a rare opportunity to acquire a spacious and flexible home in a sought-after location. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. The bungalow features a generous reception room, providing an inviting space for relaxation and entertaining. The three bathrooms ensure that there is ample convenience for all residents and visitors, enhancing the overall comfort of the home. One of the standout features of this property is its no onward chain status, allowing for a smooth and efficient purchase process. This is particularly appealing for those eager to settle into their new home without unnecessary delays. Surrounded by the picturesque countryside, Little Cowarne offers a tranquil lifestyle while still being within easy reach of local amenities and transport links.

Location

Little Cowarne is a small rural village nestled in the Herefordshire countryside, ideal for walking, cycling and riding. There is a public house, The Three Horseshoes, which has become the heart of the community and serves good food, the village of Pencombe which is just over a mile away with a well regarded Primary school and the nearby town of Bromyard (4 miles) provides access to further facilities including, doctors, dentists, and shops. The neighbouring village of Burley Gate has a shop/post office and further amenities can be found in Leominster and Hereford, each approximately 12 miles away. Convenient access to the A417, M50 and M5.

Accommodation

The well presented and spacious accommodation comprises: Entrance hall, living room, kitchen/dining room, utility, cloakroom, bedroom four, bedroom three, downstairs bathroom, bedroom one with en-suite and bedroom two with en-suite.

Entrance hall

The entrance hall acts as a central hub, seamlessly leading into the heart of the property. It provides access to all principal ground floor rooms and features stairs that rise to the first floor.

Living room

The living room in this property is a generously sized space that offers both comfort and style. It features a striking central fireplace with a beautiful stone surround, which serves as a focal point in the room, creating a warm and inviting atmosphere. Large patio doors on the side of the room provide easy access to the outdoor space, allowing natural

light to flood the room and offering a seamless transition to the garden. Additionally, a charming box bay window overlooks the garden, providing a cozy spot to relax while enjoying the views of the surrounding greenery. This room also has convenient access to the kitchen, making it perfect for both casual living and entertaining.

Kitchen/dining room

The kitchen/dining room is often considered one of the heartbeats of a home, where functionality meets social interaction, and this property is no exception. The space is thoughtfully designed to combine both cooking and dining areas, making it a central hub for daily life. Fitted with a range of matching wall and base units, the kitchen provides ample storage. The oil-fired Rayburn offers not only a practical and efficient cooking solution but also adds a charming, traditional touch to the room. The sink and drainer units are conveniently located to facilitate easy food prep and clean-up, while the designated space for an electric oven with hob gives you flexibility in your cooking options. Additional room is provided for white goods, such as a fridge, washing machine, or dishwasher, making the space highly functional for modern living. The room is generously sized, allowing for a large dining table and chairs, perfect for family meals, entertaining guests, or simply enjoying a quiet moment.

Utility and cloakroom

The utility room is located at the back of the property but is primarily used as the main entrance due to its convenient position just off the driveway. It features additional base units and a sink drainer unit, with space for further white goods and a useful cupboard for storage. The cloakroom includes a wash hand basin and a low-level WC.

Bedroom four

Bedroom four is a spacious double bedroom located at the rear of the property, featuring a window with a side aspect that allows natural light to fill the room.

Bedroom three

Bedroom three is located towards the front of the property and features a charming box bay window that overlooks the garden. This double bedroom offers versatile space, ideal for use as a home office or additional reception room. It also provides convenient access to the downstairs bathroom.

Downstairs bathroom

The bathroom is fitted with a four-piece suite, which includes a walk-in shower cubicle, low-level WC, bidet, and wash hand basin. It also features a practical storage cupboard for convenience and an obscure window for privacy and natural light. The layout is designed for both functionality and comfort, making the space efficient and easy to use.



First floor

Bedroom one & en-suite

Bedroom one is a spacious double bedroom with fitted wardrobes and a box bay window offering views of the garden and countryside. It has access to an en-suite bathroom featuring a walk-in shower cubicle, low-level WC, and wash hand basin, with an obscure window to the side.

Bedroom two & en-suite

Bedroom two is a another double room featuring fitted wardrobes and a box bay window, side aspect window with views of the garden and countryside. It has access to an en-suite bathroom, equipped with a bathtub, low-level WC, and wash hand basin.

Outside

The front of the property is highlighted by a well-maintained tarmac driveway, offering ample space for parking two vehicles. The driveway leads directly to a single garage, providing convenient access to both the home and storage area. The garden at the front wraps around the entire property, giving a sense of spaciousness and enhancing the overall appeal. To the right-hand side of the property, a charming paved area is bordered by a low-level brick wall. Within this area, a delightful stone feature is complemented by an array of plants, including a small tree and vibrant flowers. The rear garden is primarily laid to lawn, providing a spacious and well-maintained outdoor area. Enclosed by fencing for privacy, the garden offers beautiful views of the neighboring countryside, making it an ideal spot for enjoying nature. It is further enhanced by a variety of planted flowers, trees, and shrubs, which bring color and life to the area. To the left-hand side of the property, there is additional space that could be utilized for parking, although it is currently laid to lawn, maintaining a green, open feel. This side also provides access to the rear of the garage.

Services

We understand mains water and electricity are connected to the property.

Oil fired central heating.

Private drainage.

Herefordshire council tax band - E

Tenure - Freehold



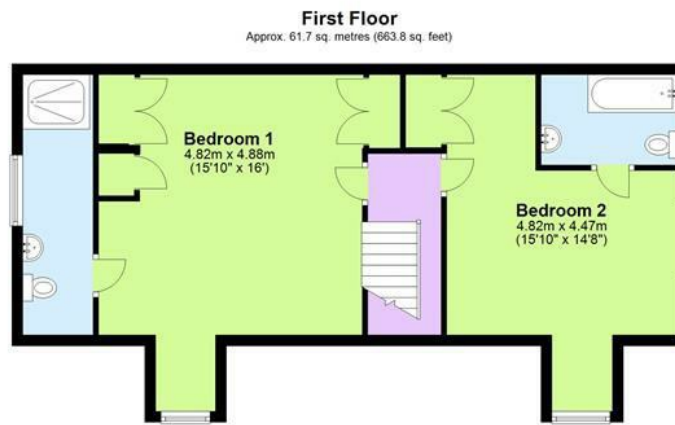




Directions

Leave Hereford via the A465 Aylestone Hill and at the roundabout take the third exit onto the A4103 Worcester Road. Bear left onto the A465 towards Bromyard and at the Burley Gate roundabout continue straight to stay on A465, after about a mile or so turn left signposted Little Cowarne, on entering the village the property can be found on your right hand side. What3words - ///warp.wizards.youngest

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.



Total area: approx. 209.6 sq. metres (2256.0 sq. feet)

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	