



30 Stretton Cross, Stretton Sugwas, Hereford, HR4 7AR



**Sunderlands**  
Residential Rural Commercial





**30 Stretton Cross  
Stretton Sugwas  
Hereford  
HR4 7AR**

### Summary of Features

- A pretty red brick cottage
- Three bedrooms, two Reception rooms
- Delightful good sized gardens with car port and adjoining outshed
- Semi-rural location

**Asking Price £287,500**

A semi-detached red brick cottage set beside the road and backing onto farm land to two sides. This individual well presented home has ground source heating, double glazed windows and briefly comprises three bedrooms, two Reception rooms, Kitchen, Bathroom and conservatory. A particular are its good sized gardens which are well stocked and ideal for keen gardeners and from where there are pleasant views to two sides over open countryside. A drive provides plenty of parking and turning area and leads to a timber framed carport with adjoining store. No ongoing chain.

#### **Situation**

Situated about three miles from Hereford centre, Stretton Sugwas has a primary school and church. The nearest every day amenities are in Credenhill including restaurant, village shop etc. Main shopping, leisure and education facilities can be found in Hereford.

#### **Accommodation in more detail as follows:**

##### **Canopy Porch**

With timber double glazed front door to -

##### **Reception Hall**

With stairs up and door to -

##### **Sitting Room**

Having radiator, open fireplace with mantle and hearth, double glazed window to front.

##### **Dining Area**

With understairs cupboard, double glazed window to front, radiator, arch through to -

##### **Kitchen**

Having a range of base and eye level units, some glazed with work surface area, inset stainless sink and drainer sink unit. Plumbing space for washing machine, cooker space, double glazed window.

##### **Inner Hallway**

With ground source heat pump – IVT Greenline HT6 Plus C6.

##### **Bathroom**

A modern white suite comprising bath, wash hand basin, WC low flush suite, wet area with shower over, double glazed window and ladder radiator.

##### **Conservatory**

Having double glazed sliding door to rear and double glazed window.

From the Reception Hall, stairs lead to

##### **First Floor**

##### **Landing**

Doors of to -

##### **Bedroom One**

Having double glazed window to front overlooking road to farmland and Black Mountains in the distance. Radiator and linen cupboard.

##### **Bedroom Two**

Being 'L' shaped with radiator, double glazed windows overlooking road and farmland to the distant Black Mountains.

##### **Bedroom Three**

Having double glazed window, radiator, exposed beam and sloping ceiling.

##### **Outside**

To the front of the property there is a pedestrian gate from the road with path, a small garden area and boundary front brick wall. The garden extends to the one side around to the rear which is well stocked with a variety of different shrubs and trees and would be of particular interest to keen gardeners. A rustic arch leads to different areas with path extending to the parking area. There is a vehicle rear access drive which provides good parking and turning area and in turn gives access to the timber framed car port/garage measuring 5.67 x 3.83m with power and light. Adjoining is a timber store measuring 3.17 x 2m, again, with power and light. The property boundary adjoins fields/farmland to two sides.

##### **Services**

Mains electricity, water, and drainage. Ground source heat pump.

Herefordshire council tax band - C

Tenure - Freehold

##### **Restrictive Covenants**

Restrictions on Use

1.1 Not to erect any New Building nor make any alterations or additions to any Building or any New Building on the Property except with the written consent of the owner for the time being of the Retained Land to the external plan and elevation general design and materials to be used in relation to such constructions alterations or additions who may give or withhold His consent in His absolute discretion and the payment by the Transferee of the reasonable professional fees of the Transferor in considering any such application

1.2 Not to use the Property other than as a single private dwellinghouse in the occupation of one family only

1.3 Not to use the Property for the storage of scrap metal or vehicles or other waste or detritus





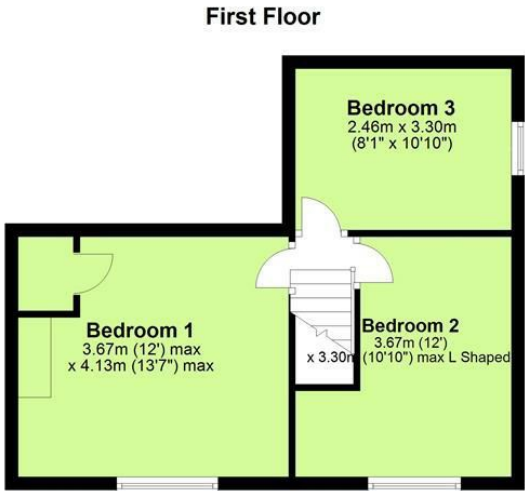
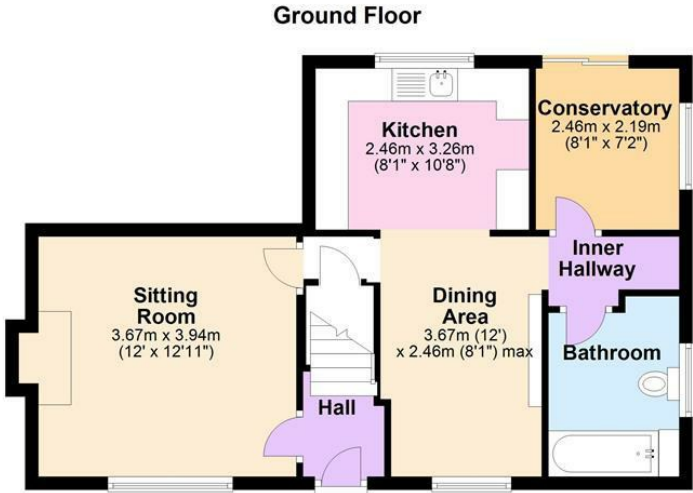






Directions

Leave Hereford initially along the Whitecross Road and then onto the A438 Kings Acre Road, turn right following the signs for Stretton Sugwas and Credenhill (A480). At the first roundabout, take the second exit (remaining on the A480) and then take the first right turn as if going to The Priory Hotel. Almost immediately take the second drive leading around to the back of the property.

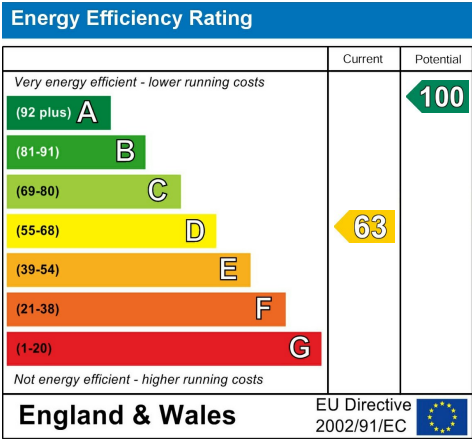


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