



Green Crize Cottage, Green Crize, Hereford HR2 8AA



Sunderlands
Residential Rural Commercial



Green Crize Cottage
Green Crize
Hereford
HR2 8AA

Summary of features

- Development potential
- Detached cottage
- Two bedrooms
- Two reception rooms
- Sought after location
- Set 0.45 acres

Asking price £375,000

Situation:

Nestled in the charming area of Green Crize, Hereford, this delightful detached period house offers a unique opportunity for those seeking a blend of city convenience and countryside tranquillity.

Set on a generous plot of 0.45 acres, the potential for building plots, subject to obtaining the relevant Planning Permission, adds an exciting dimension to this property, making it a wise investment for the future. The property itself has two spacious reception rooms, two well-proportioned bedrooms and a bathroom, making it ideal for small families or couples. While the main property is in need of modernisation, it presents a fantastic opportunity for buyers to put their own stamp on it and create a home tailored to their tastes. This is a rare chance to acquire a home in a desirable location that offers both space and potential. Whether you are looking to renovate a charming period property or explore development opportunities, this house in Green Crize is not to be missed.

Description:

The property is ideally located in a semi-rural location offering the peace of the countryside with stunning views, whilst standing less than 1 mile from Holme Lacy Road with its range of amenities. The property also stands just 2.5 miles from Hereford's City Centre.

Accommodation:

Entrance Hall

The porch provides a sheltered entry point into the home, leading directly into the entrance hall. From here, a doors offer access to all principal rooms, ensuring easy circulation throughout the property. A useful built-in storage cupboard is conveniently located within the hall, ideal for coats, shoes, or household items.

Living Room

The living room features both front and rear aspect windows, allowing plenty of natural light throughout the day. A central fireplace with an

elegant surround serves as a focal point, while exposed timber beams add warmth and character to the space.

Dining Room

The dining room features a front-aspect window that allows natural light to fill the space. Stairs rise from this room to the first floor, providing access to the upper level.

Kitchen

The kitchen is fitted with matching wall and base units, creating a cohesive look. A sink drainer unit is positioned beneath the rear aspect window, allowing natural light. There is space allocated for freestanding appliances such as an oven, cooker and other white goods. An oil-fired Aga adds a traditional touch, and a useful storage cupboard offers additional practicality.

Bathroom

Fitted with a three piece suite to include, bath with shower over, low level WC and wash hand basin.

Rear Porch

An additional access to the rear of the property.

First Floor Landing

Bedroom 1

A spacious double bedroom with front and rear aspect windows and space for free standing wardrobes.

Bedroom 2

A compact double bedroom with front and side aspect windows.



Outside:

The garden is beautifully enclosed by mature hedging, offering a high degree of privacy and seclusion. Extending to approximately 0.45 acres, the formal garden is predominantly laid to lawn, providing a generous and well-maintained outdoor space ideal for relaxation or entertaining. Several small outbuildings are situated within the grounds, currently used primarily for storage. To the rear, the property enjoys a fantastic outlook across the neighboring countryside, enhancing the sense of space and tranquillity. Ample parking is available to the side of the property, accommodating multiple vehicles with ease.

Services:

We understand mains water and electric are connected to the property. Solid fuel heating. Private drainage.

Herefordshire Council Tax Band - D

Tenure - Freehold

Development Potential:

The property sits within approximately 0.45 acres of ground, offering substantial space and scope for enhancement. In our opinion, there is development potential to either side of the main property, subject to obtaining the appropriate planning consents from the Local Authority. This could present an excellent opportunity for residential expansion, the construction of ancillary buildings, or even the development of separate dwellings, depending on the planning policies and constraints in place.

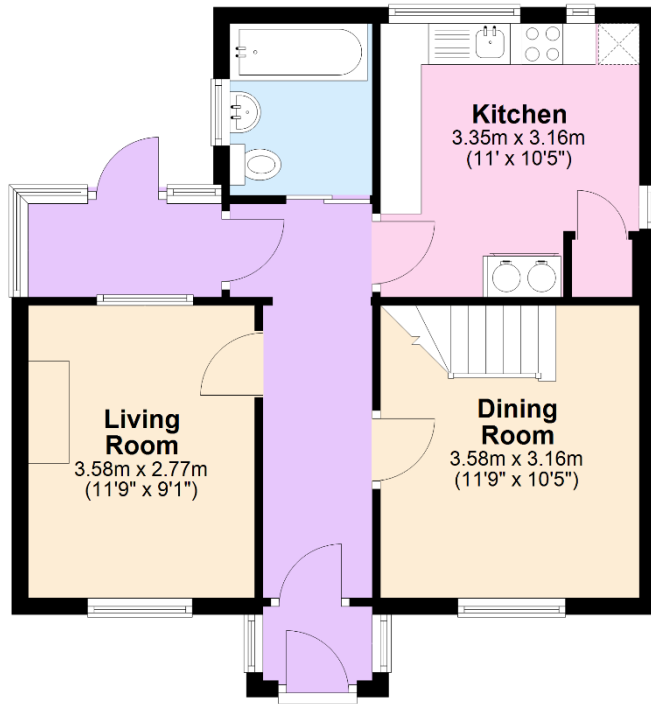
Agents Notes:

There will be an Overage in place for a period of 25 years from the date of acquisition at the rate of 30%. The Overage will be triggered by Planning Consent for any form of development and will be based upon the enhanced value created.

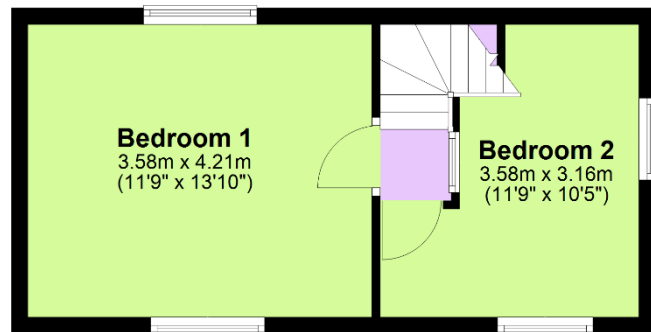




Ground Floor



First Floor



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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.