



Calves Plock Crizeley, Wormbridge, Hereford, HR2 9DB



Sunderlands
Residential Rural Commercial



**Calves Plock
Crizeley
Hereford
HR2 9DB**

Summary of Features

- Detached standalone cottage
- Surrounded by farmland of Whitfield Estate
- Three bedrooms, two reception rooms.
- Delightful, good sized private gardens.
- Double garage

Asking Price £425,000

A detached stand alone cottage in this rural but accessible area about six miles south of Hereford. The property is surrounded by farmland owned by the Whitfield estate and enjoys views of the Saddlebow hills and Orcop. The cottage has lovely mature private gardens which face south, ideal for keen gardeners. The property itself provides three bedrooms, two reception rooms with a study hall, kitchen and utility whilst to the First Floor, three bedrooms, bathroom and balcony which takes in the view. Attached to the side of the property is a double garage with potential for increasing the existing accommodation.

Situation

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Accommodation

Front Door

Leads to –

Enclosed Porch

With double glazed windows and door through to –

Study/Hallway

Stairs up to First Floor, secondary glazed window, radiator.

Sitting Room

Stairs up to First Floor, secondary glazed window, radiator.

Dining Room

Having radiator, secondary glazed window.

Kitchen

Having a range of units to both base and eye level, work surface area with inset stainless steel sink and drainer unit, pantry cupboard, secondary glazed windows, four ring hob with oven under. Door to –

Utility Room

With door to outside, stainless steel sink drainer, plumbing space for washing machine/ dishwasher.

Cloakroom

With WC low flush suite, sink and window.

Stairs lead from the Study/Hallway to the –

First Floor

Landing

With linen cupboard and access to loft.

Bedroom One

Having double glazed window and double glazed door out to balcony – where there are lovely views. Fitted wardrobes and radiator.

Bedroom Two

Having secondary glazed window to rear and radiator.

Bedroom Three

Having fitted cupboard, radiator and double glazed door out to balcony from where there are lovely views.

Bathroom

Comprising bath, face and wash hand basin, WC low flush suite, bidet, separate shower cubicle, secondary glazed windows, cupboard and radiator.



Outside

Pedestrian gate leads to delightful private gardens enclosed in a high screening hedging which adjoin neighbouring farmland.

The gardens

Initially there is a patio area with sunken lily ponds which then give way to a lawned garden which is divided into sections by mature hedging with areas of lawn, a cultivated area with a variety of trees including fruit – apple, damson and pear, Oak, Silver Birch etc. There is a useful large outside shed. To the side of the property there is a double garage with up and over doors and pitched roof and houses the oil fired central heating boiler.

Services

Mains water and electricity. Septic tank drainage. Oil fired central heating.

Tenure

Freehold.

Directions

Leave Hereford south on the A465 as if going towards Abergavenny. Pass through Allensmore and Locks Garage. After about a mile and a half, part way along a road straight and just opposite the layby take a small right turn along a private drive. Take the right fork along an unmade vehicle track which terminates at the property.

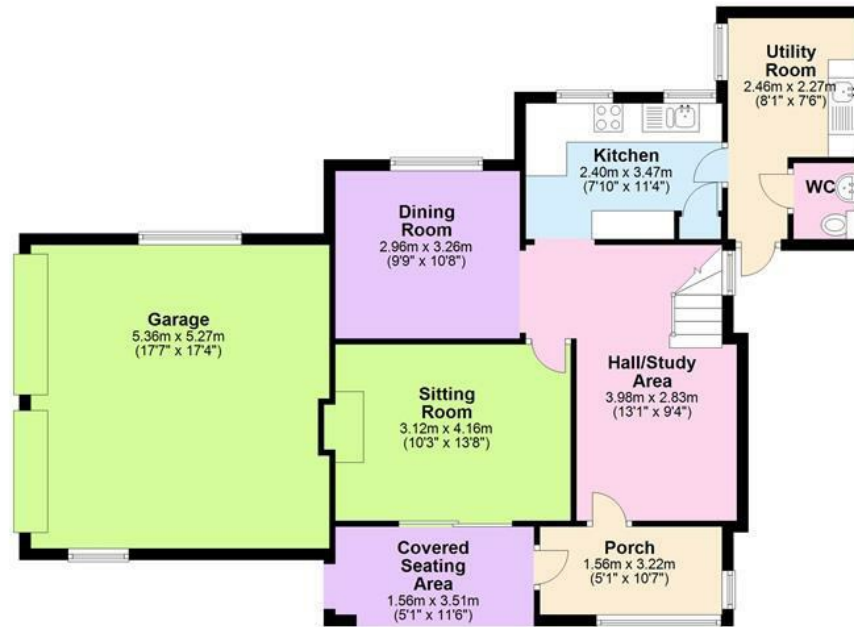
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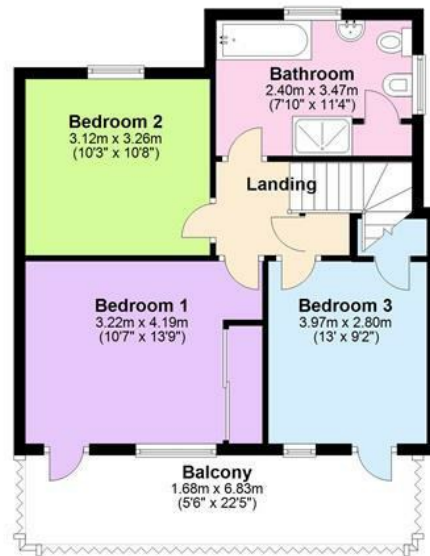




Ground Floor



First Floor



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

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		27
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.