



Gartref, Roman Road, Hereford HR4 7AN



Sunderlands
Residential Rural Commercial



**Gartref,
Roman Road,
Hereford
HR4 7AN**

Summary of Features

- Detached cottage with 2.5 acres
- Semi rural location on city fringes
- 3/4 Bedrooms, 2 Receptions
- Range of Outbuildings

Asking Price £630,000

A detached, mainly stone built cottage, which has been extended over the years and recently renovated to form the current accommodation. The property lies on the north-westerly fringes of the city, tucked away and set back from the road, enjoying a location which is semi rural, but yet accessible to the city. The property enjoys character with slate flooring through most of the ground floor with wood burner to the sitting room, as well as oil-fired central heating and Oak flooring to most of the first floor.

There is still much potential, by further improving the property by extending the kitchen or converting some of the outbuildings to form additional accommodation, subject to any Planning.

The cottage stands in about 2.5 acres with a range of outbuildings, which would lend themselves to buyers with equestrian interests or hobby farming.

Situation:

Set on the north-west fringes of the city accessible to the countryside, as well as all the convenience of the city and its amenities. Strategically, the property is well placed to other centres further afield.

Accommodation:

A pitched/stone half-timbered porch with front door, double glazed windows, slate flooring and arch through to -

Dining Room

Having rendered and exposed stone walling, radiator, double glazed windows, ceiling downlighters, bespoke Oak open tread stairs to first floor. Noisette Riven slate flooring Opening through to -

Kitchen

Having a range of eye level and base units with work surface area, inset electric hob with oven under, stainless steel 1.5 bowl sink, double glazed windows, plumbing and space for washing machine, oil Rayburn, oil-fired central heating combi boiler, which provides hot water and heating. The kitchen has potential to extend into the Utility (subject to any Building Regulations).

Utility Room

Having double glazed windows, double glazed door to outside, plumbing and space for washing machine.

From the Dining Room an opening also leads to -

Inner Hallway

With radiator, double glazed window, slate flooring and fitted cupboard.

Study/Bedroom 4

Having double glazed window, radiator, slate flooring.

Cloakroom

With WC low flush suite, pedestal wash hand basin, double glazed window.

Sitting Room

Having slate flooring, fireplace with inset wood burning stove, 2 radiators, double glazed window overlooking the land.

From the Dining Room, an Oak open tread bespoke staircase with contemporary metal glazed ballustrade leads to the -

First Floor

Landing

Having double glazed Velux, Oak flooring, radiator, double glazed window.

Bedroom 1

Having double glazed windows, Oak flooring, exposed stone wall and radiator.

Bedroom 2

Having double glazed windows, radiator, views over the land to Credenhill Woods.

Bedroom 3

Double glazed window and radiator.

Bathroom

A modern suite comprising stand alone bath with spray head attachment, WC low flush suite, pedestal wash hand basin with Oak splashbacks, Oak flooring, 2 radiators, double glazed window.

Outside:

From the road, the property has a right of way over the initial part of the drive then a private gravelled drive leads to the land and property. There is a wide



parking/turning area with a further stoned area around the house. Adjacent to the property are a range of outbuildings which include Store (3.71m x 5.26m) with power and light with an attached Workshop (5m x 7.9m) with power and light. Open sided Barn (7m x 17m), Dutch Barn (7m x 4.33m).

There is an area of garden with some fruit trees and then across the drive a level paddock, ideal for horses, etc. The total land extends to about 2.5 acres.

Services:

Mains electricity, water, private drainage, oil-fired central heating.

Herefordshire council tax band -

Tenure:

Freehold.

Agents Note

There is a right of way over the initial part of the drive and then private leading to the property

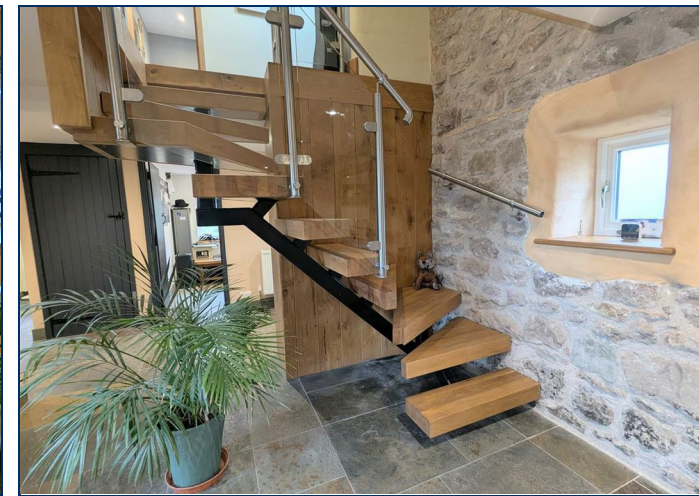
Directions

Leave Hereford along the Kings Acre Road A438 and just after Wyevale Nursery turn right onto the A480 as if going towards Credenhill. At the next roundabout turn right onto Roman Road A4103. Turn right at the first cottage down the long drive, where the property is situated.

What3Words: broker.glider.motivator

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





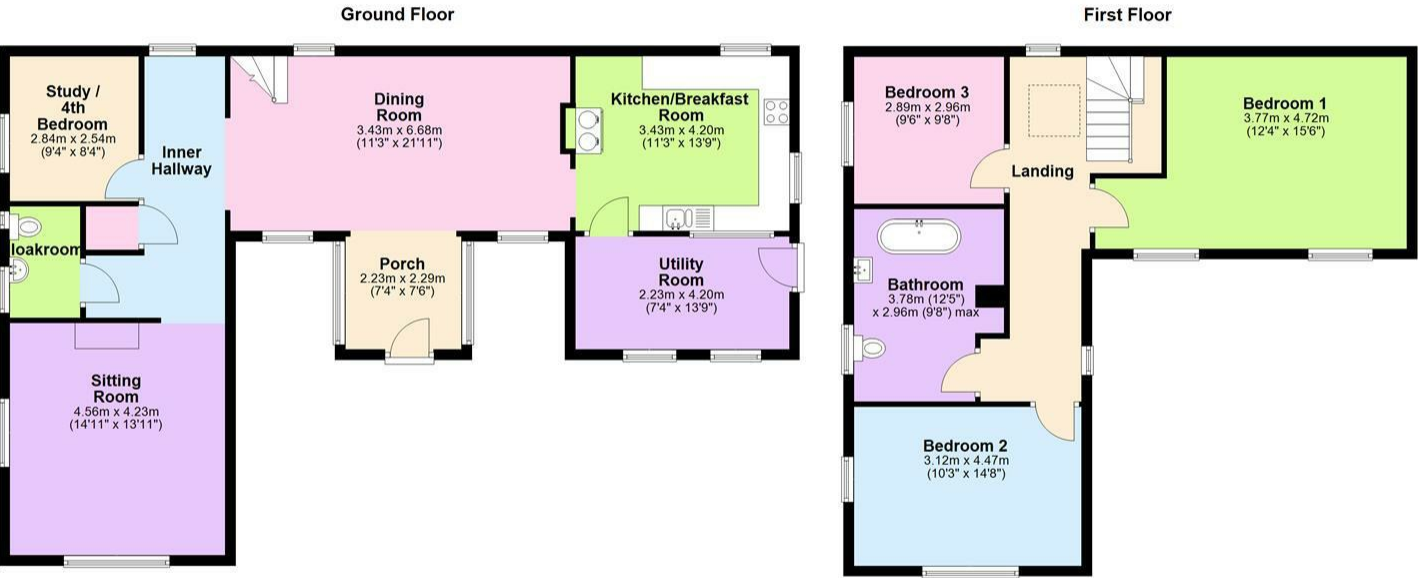
Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(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. Sunderland's 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.