



1 Bodenham Cottages, Bodenham, Hereford, HR1 3JT
Guide Price £330,000

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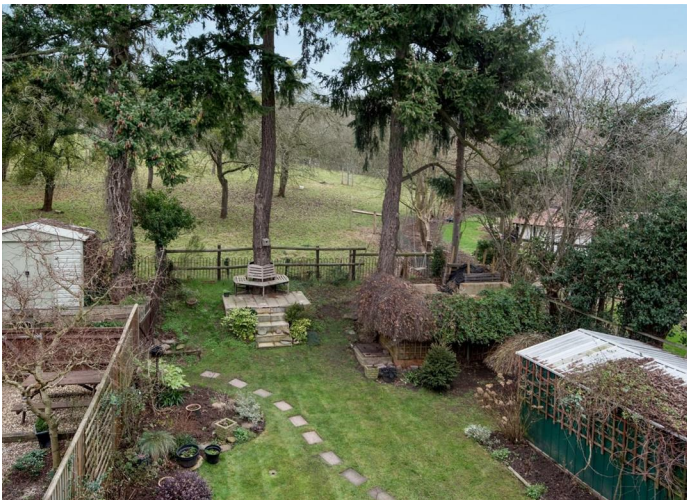


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Situated in a slightly elevated position on the edge of the beautiful village of Bodenham with its church in sight and opposite the Nature Reserve and Lakes, a two bed end of terrace of just four houses, full of character and light - once the Alms Houses of Bodenham. An elegantly restored, upgraded and extended property.

- High ceilings, character features, spacious and light accommodation.
- Fitted kitchen and bathrooms plus shower room with under floor heating
- Part double glazed and centrally heated
- Conservatory/garden room. Large rear gardens and off road parking.
- Adjoining orchards to the rear.
- Bodenham Lakes nature reserve close by with local amenities approx. five minutes away.
- NO ONWARD CHAIN





Situation and Description

Bodenham is situated just off the A49 and A417, midway between Hereford and Leominster (approx. 7 & 8 miles respectively), hence is very accessible to a number of regional centres and the wider road and rail network, motorway access available at Worcester and Ledbury.

Bodenham was described in the 1851, EC Lascelles Directory of Hereford as, "Bodenham, a pretty village, situated about eight miles N. From Hereford, it contains several good houses, and has a very romantic and pleasant appearance." Bodenham Cottages, the former village Alms houses, are situated just on the outskirts of Old Bodenham village, an area of the village still retaining its past charm, and enjoying lovely rural views back towards the village church and beyond. The village of Bodenham offers a good range of amenities including shop and post office, schooling, village pub and restaurant, petrol station, doctors surgery, golf course and café. Situated close by is the Bodenham Lakes Nature Reserve with lovely lake side walks and picnic areas.

The property itself has been sympathetically upgraded over the years to include part double glazing (as well as some original sash windows), and central heating, while retaining many character features. More recently, the current vendor has had the spiral staircase removed and replaced with a traditional full tread carpeted staircase to the bathroom and large master bedroom, newly fitted downstairs shower room and beautiful kitchen with luxury 'cashmere' granite work tops, porcelain tiled floor extending throughout the kitchen, utility and show room with under floor heating. The kitchen leads out into a lovely conservatory/garden room enjoying views across the garden and adjoining orchards. In more details the property comprises:-



Canopy entrance porch

With door to

Entrance vestibule

With tiled floor and door to

Sitting Room

With open fire and fire place, two double glazed windows to front elevation overlooking the Nature Reserve and with views towards the village Church, built in recess cupboards, TV point, two radiators, central heating thermostat and controls, dado rail, ceiling rose. Door and two steps to

Bedroom Two/Reception Room

Previously in use as a bedroom but could equally be used as a dining room if required. Pretty Victorian fireplace, radiator, TV point, original sash window to rear elevation overlooking conservatory, built in shelving cupboard.

Kitchen

Completely re-fitted June 2018 with a range of 'cashmere' fronted wall and base units with 'cashmere' granite work surfaces, tiled splashbacks, inset 1.5 bowl brushed steel sink unit with mixer tap over, built in Samsung oven and Hotpoint hob, tiled floor with underfloor heating, door to

Utility Room

With wall mounted Worcester central heating boiler, space and plumbing for automatic washing machine, space for fridge freezer, double glazed window to side elevation.

From the kitchen a door with windows to the side leads to the



Conservatory/Garden room

With views over the gardens, tiled floor, radiator, power and light. Doors to gardens.

From the sitting room:

Inner Hall

With radiator and under stairs storage, porcelain tiled floor with underfloor heating, with door off to

Shower Room

Re-fitted in June 2018 with low level WC, pedestal wash hand basin, Bristan double head shower in cubicle, window to side elevation, medicine cabinet, extractor, radiator. Porcelain tiled floor with underfloor heating.

First Floor

The original spiral staircase has now been replaced with a fully carpeted staircase with quarter landing with tall window to side elevation, Further steps up to half landing; access to

Bathroom

With velux, radiator, storage recess, wash hand basin in vanity unit, low level WC, panelled bath with telephone style taps, heated towel rail.

From the half landing further steps to



Master bedroom

With two radiators, built in store cupboards, spot lighting, loft hatch, built in deep walk in wardrobe, double glazed window to rear elevation enjoying lovely views over the garden and adjacent orchards.

Outside

To the front of the property is a lawned garden area with pathway and steps up to the front door, along with gated access to the rear gardens. The gardens form a very special feature to the property being fully enclosed and adjoin the neighbouring orchard, creating a feeling of open space, with several mature trees, raised seating area with tree seat enjoying woodland views and a perfect place to enjoy the sunset! There are several useful storage sheds and stores to the side of the house, which could equally be replaced with a summer house or studio/workshop if required without losing any of the large garden area. Paved patio area adjoining the conservatory. There is a gated access at the end of the garden and a pathway leading along the rear of the gardens of the 3 adjoining houses, to the parking area. No 1 has one allocated parking space. The driveway to the shared parking area is alongside No 4 Bodenham Cottages.


Services

We are informed by the vendor the following service apply:-Mains water and electricity, gas fired central heating, private drainage (just serving the 4 properties).

Agents Note

The photography used in this brochure is not current although there have been no material changes to the property. There is now a small area of patio adjacent to the conservatory.



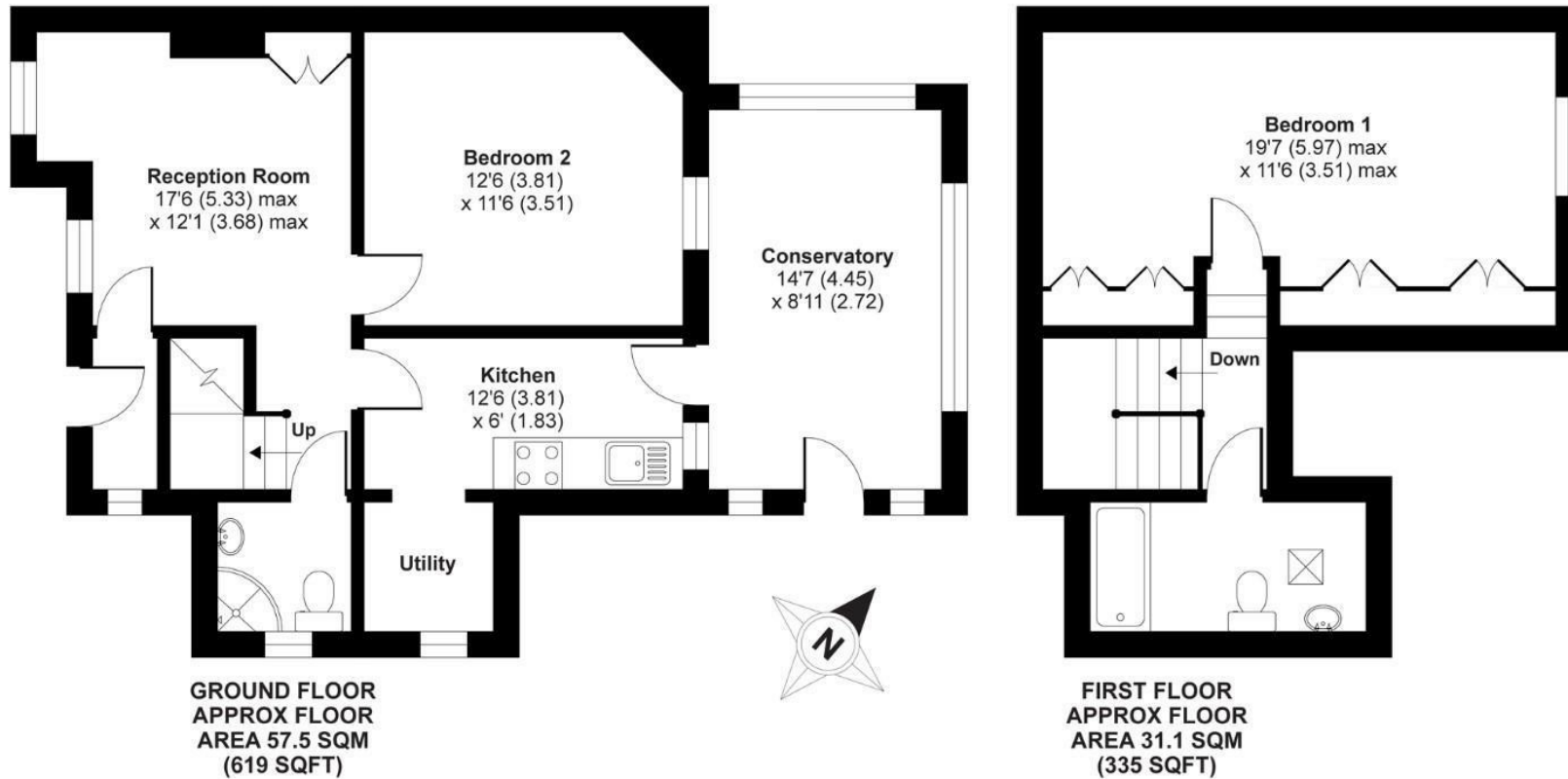
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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