



1 Glen Cottage, Wootten, Almeley, Hereford, HR3 6PX



Sunderlands
Residential Rural Commercial



1 Glen Cottage
Wootten
Almeley
Hereford
HR3 6PX

Summary of features:-

- A delightful, attached cottage
- Found in a beautiful rural location
- Offering characterful, well-appointed 2-bedroom accommodation
- Recently fitted PV solar panels
- With large garden, driveway and garage

Kington 5.5 miles
Hay-on-Wye 13.4 miles
Hereford 16

Description

A delightful and characterful attached cottage found in a beautiful rural location. The property offers two bedrooms, a sitting room with a wood burner, a kitchen, utility and downstairs WC.

Situation

Situated along a quiet, no-through lane in this rural and popular area north-west of Hereford, the property is set just outside the village of Almeley and adjacent to open countryside. Almeley has a pub, primary school, church with a wider range of facilities available in the towns of either Kington, Hay on Wye, Hereford or Leominster.

The Accommodation

Entering through the front door the sitting room is to the left with a wood floor, stone fireplace with a wood burner and French windows to the south making the room light. Also, there is a trapdoor to a small cellar space.

The ground floor bedroom is light and airy also having been used as an office.

The kitchen boasts fitted units with wood worktops, a tiled floor, an oil-fired Rayburn and windows to two aspects. Next to the kitchen is a utility room with plumbing for a washing machine, an outside door and separate cloakroom with WC and wash basin.

From the sitting room, stairs lead to the landing with a generous airing cupboard, original floorboards, a seating area and

space for a desk. The bathroom has a bath with a shower over, WC and wash basin and a window looking out over fields. The bedroom fits a double bed, with a vaulted ceiling and window.

From the garden a set of steps leads to a recently replaced balcony with access to a useful loft area.

Outside

The gardens are delightful with the front garden being both sheltered and south facing. A pathway leads to the rear garden with a productive vegetable garden, a poly tunnel, soft fruits and a timber shed.

Across the land is a driveway and parking plus a garage and open fronted store. There is a further garden area running along the stream with more fruit trees.

Services

Mains water and electricity, private drainage (replaced in 2022), oil central heating and PV solar panels.

Council Tax Band

Herefordshire Council "C".

Tenure

Freehold with vacant possession upon completion.

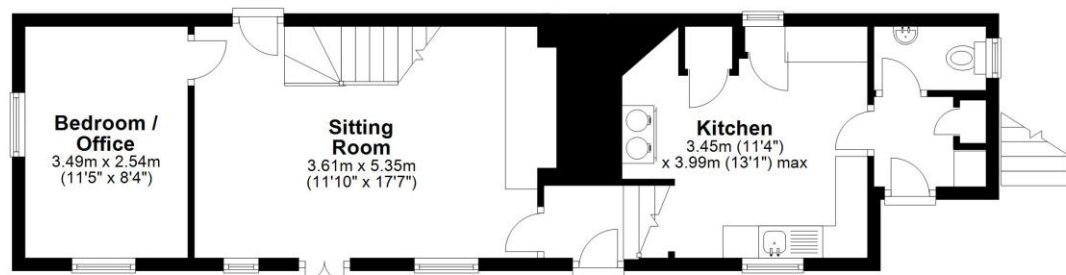
Directions

From Hay on Wye proceed northwest to Clyro and take the A438 towards Hereford and proceed through Bronydd, Whitney and Winforton. Continue on the A438 to

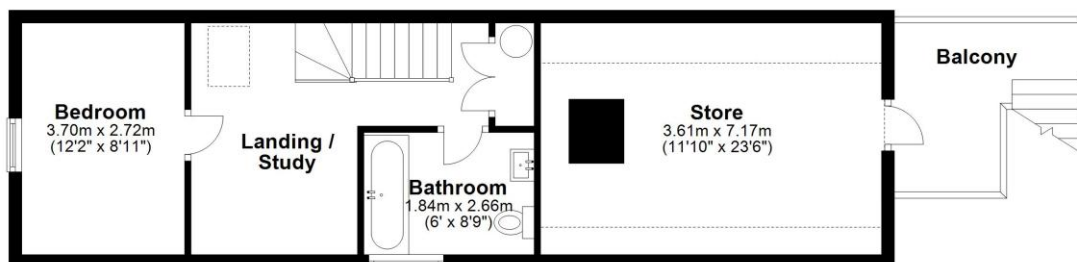
Willersley and turn left onto the A4111. Continue into Eardisley and through the village. Opposite the Tram Inn, turn Right to Almeley. Continue on the lane all the way to the T junction and turn right for the village. At the junction next to the church, turn left uphill and continue out of the village and at the top of hill turn left, proceed past the red telephone box and the property is on the right. Parking is opposite the cottage down a small slope next to the garage.
What3Words ///nurses.commended.dusty



Ground Floor



First Floor



Total area: approx. 104.3 sq. metres (1122.6 sq. feet)

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

Viewing by appointment through Sunderlands

All viewings must be arranged through to sole selling agents Sunderlands

Hay-on-Wye Branch

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Hay on Wye, Herefordshire HR3 5BU

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Out of hours contact: Harry Aldrich-Blake 07717 410757

www.sunderlands.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.