



Old Court Cottage

Rectory Road | Hampton Bishop | Hereford | HR14JU

FINE & COUNTRY



Step inside

Old Court Cottage

Guide price £775,000

This beautiful, traditional Grade II* Listed thatched cottage lies in a peaceful village location, surrounded by open countryside just a few miles from the cathedral city of Hereford.

The accommodation is full of original period features, and comprises three generous reception rooms, a kitchen, two double bedrooms, two single bedrooms and two bathrooms.

The property enjoys a generous plot of just under half an acre, with beautifully manicured cottage style gardens, filled with a wonderful array of flowering plants and specimen trees. There is ample parking, and a detached double garage with storage room above, offering a multitude of potential uses.

Hampton Bishop is a wonderful village, situated just a few miles south of Hereford city, and offers an array of countryside walks, a highly regarded village pub, church and village hall offering a range of activities.

Agents note: Probate is in progress.

Step inside

As you enter the property, you're immediately greeted by a sense of history, with an array of period features throughout. There is a welcoming entrance hallway, ideal for use as a dining room, with a smaller inner hallway leading to the kitchen.

This room also gives access to a ground floor shower room, with double width shower, vanity wash basin, W.C and built-in coat cupboard.

In addition, there are two very spacious reception rooms, one of which looks out to the front of the property, enjoying countryside views, exposed beams and a gas stove set within a stone fireplace.

The second reception room overlooks the rear gardens, and features a corner recess, ideal for setting up a desk for home working. A staircase leads to a double bedroom above, with window overlooking the rear gardens.



The kitchen is a good size, with plenty of cupboards and work surfaces, fitted oven and gas hob, space and plumbing for additional appliances, windows to front and rear aspect and a door leading outside.

To the first floor, a landing with in built storage cupboards gives access to three bedrooms, including a double bedroom with fitted storage space and a window to side aspect. There are two further single bedrooms and a family bathroom with bath, vanity wash basin, W.C., airing cupboard and window overlooking the rear gardens.

DIRECTIONS

From Hereford, take the B4224 out of the city, heading south east. After just a couple of miles, you will reach the village of Hampton Bishop. When you see the Bunch of Carrots pub on your right hand side, take the next left turning onto Rectory Road. Follow this lane as it bears right, and Old Court Cottage is the third property on the left.







Step outside

Old Court Cottage

The gardens are a particular delight, having been immaculately kept, and offer a beautiful array of flowering plants, shrubs and specimen trees.

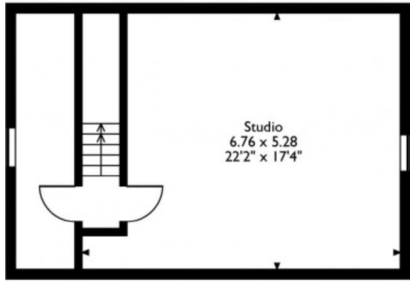
There is an area of flat lawn to the front of the property, with an impressive rose display planted across the front wall. To the side of the house is a parking area with space for several vehicles and access to a double garage with electric up and over doors.

The garage also features a storage room to the ground floor, and a very spacious room above, with excellent potential for a multitude of uses, from a home gym, office, hobbies room or simply storage space.

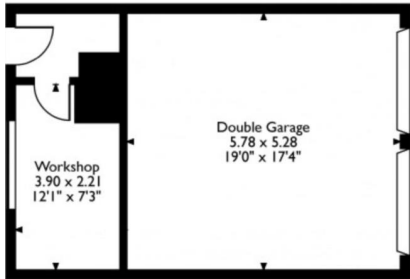
A gate leads you into the rear gardens, which feature a patio area overlooking a large area of level lawn, bordered by well stocked beds which burst with colour during the spring and summer months. A second area of flat lawn lies to the other side of the main flowerbed, and there are two delightful summer houses (one of which is thatched), mature trees to the rear boundary and a second patio-seating area.



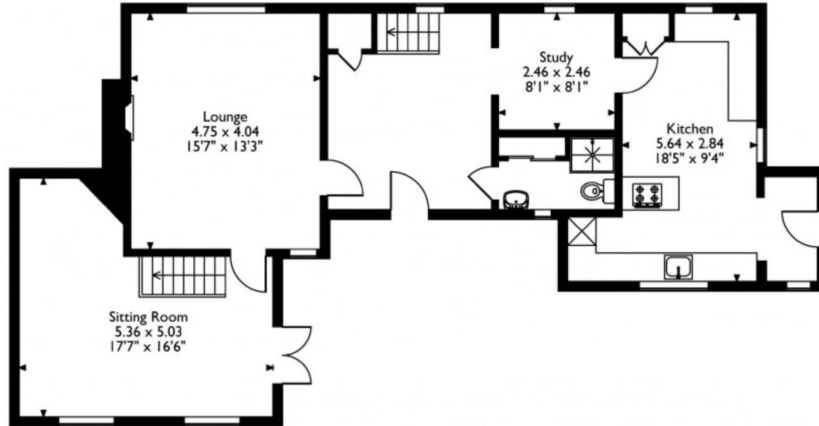
Approximate Gross Internal Area
 Main House = 170 Sq M/1830 Sq Ft
 Garage = 88 Sq M/948 Sq Ft
 Total = 258 Sq M/2778 Sq Ft



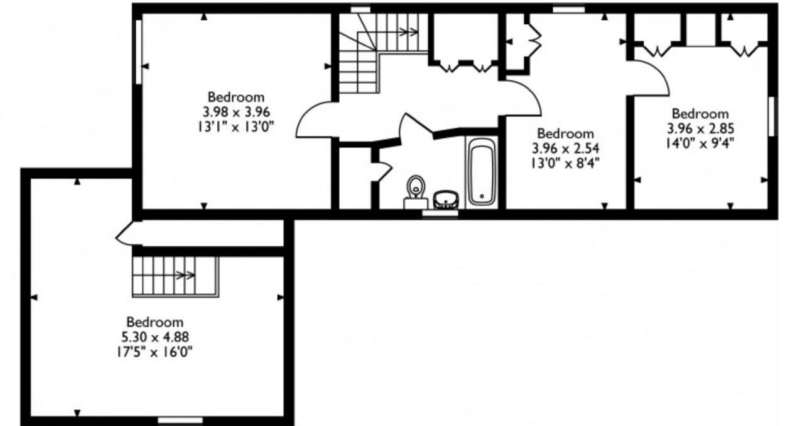
Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR14JU | Tenure: Freehold | Tax Band: F | Authority: Herefordshire Council | Heating: Gas | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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