



HOARWITHY

Guide price **£500,000**



WILLOW COTTAGE

Hoarwithy, Hereford, Herefordshire HR2 6QR



Peaceful family living in Hoarwithy
Charming character home with modern comforts
A beautiful garden retreat to enjoy year-round

Willow Cottage is a beautifully presented family home set in the peaceful village of Hoarwithy, surrounded by greenery and countryside charm. The exterior blends stone and brick, creating a warm, characterful first impression that continues throughout the property.

Inside, the home offers bright and versatile living spaces, with a welcoming hallway leading into a well-appointed kitchen that provides excellent worktop space and storage. Two reception rooms offer flexible use, including a cosy living area with a feature fireplace perfect for relaxing or entertaining.

Upstairs, the four bedrooms enjoy a lovely sense of space, with sloped ceilings and large windows framing far-reaching views across the landscape. Both bathrooms are modern and well designed, supporting comfortable family living.

Outside, the property boasts a generous, well-kept garden with areas ideal for seating, dining and enjoying the surroundings. A driveway and garage add practicality, while the home's set-back position offers privacy and ease of access to nearby amenities.

Willow Cottage combines charm, comfort and convenience in a truly idyllic setting.



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£500,000



KEY FEATURES

- Character features and well-presented interiors
- Generous, private garden ideal for outdoor living
- Modern and practical kitchen
- Two flexible reception rooms
- Four comfortable bedrooms with lovely views
- Driveway and garage for parking and storage



STEP INSIDE

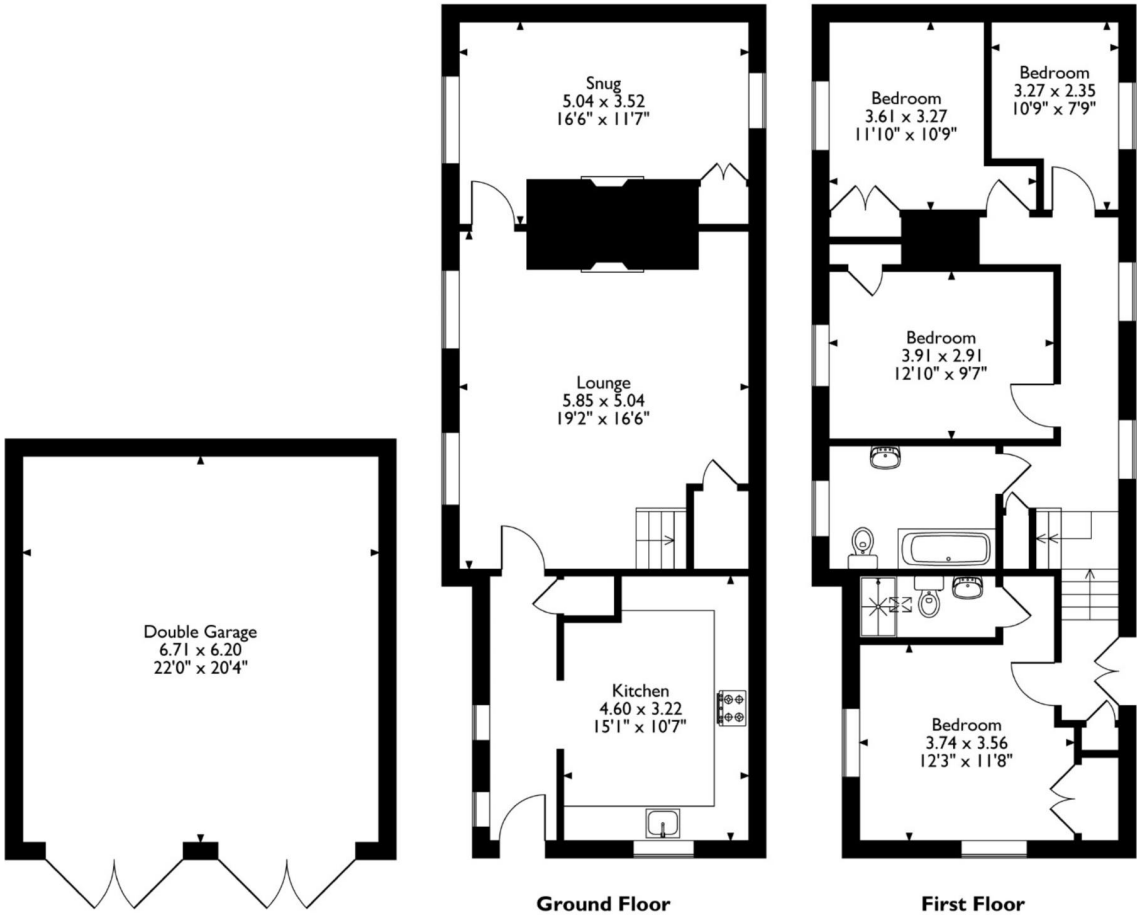


A light and spacious hallway welcomes you into the home, setting a calm and inviting tone.

The modern kitchen offers plenty of worktop space and storage, creating a practical hub for family life.

From here, the layout flows into two generous reception rooms, one featuring a traditional fireplace that forms a warm focal point. Large windows ensure each room feels bright and airy.

Approximate Gross Internal Area
Main House = 138 Sq M/1486 Sq Ft
Double Garage = 42 Sq M/452 Sq Ft
Total = 180 Sq M/1938 Sq Ft



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.

The first floor provides four well-proportioned bedrooms, all with their own charm. Sloped ceilings and wide windows frame beautiful views, offering peaceful retreats at the end of the day.

The bathrooms are modern and functional, supporting everyday family routines with ease.

STEP OUTSIDE



The garden is a real highlight – spacious, private and beautifully maintained, with lawns, pathways and areas suited for seating or outdoor dining. The stone and brick facade brings classic character, complementing the natural surroundings.

A driveway and garage provide ample parking and storage, and the home's tucked-back position gives a wonderful sense of space and privacy.

AGENT'S NOTE:

We are advised by the vendor that the house has fishing rights on prolific pegs on the nearby River Wye.

INFORMATION

Postcode: HR2 6QR

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

What3words: ///digests.ticket.cursing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	57	81
EU Directive 2002/91/EC		

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