4 MOORFIELD COTTAGES

OCLE PYCHARD, HEREFORD HR1 3QL

Asking Price £366,000

FREEHOLD

An attractive older-style three-bedroom semi-detached home, set in a delightful rural position with fantastic views towards the surrounding open countryside. The property benefits from a single garage, front and rear gardens, and a substantial detached outbuilding offering excellent potential for multi-generational living, a home office, annexe-style accommodation or additional leisure space. Offering a wonderful opportunity to create a spacious and versatile family home in a peaceful village setting, this property is sure to appeal to those looking for both character and potential.

Flint & Cook

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• Period semi detached property • Three bedrooms, two receptions, modern kitchen & bathroom • Ideal home for families or those downsizing • Fantastic outbuilding and gardens • Must be viewed! • Sold with no onward chain!

Ground Floor

With entrance door leading into the

Entrance Hall

With tiled floor and steps that lead to doors with access to the kitchen and utility, within the porch area there is space for coat and shoe storage, a ceiling light point and double glazed window.

Kitchen

A modern fitted kitchen with high gloss wall and base units, there is ample work surface space over and tiled splash backs, a 1 1/2 bowl sink and drainer unit, integrated appliances include a four ring electric hob with internal extractor, double oven, fridge/freezer and dishwasher, there is a double glazed window with fantastic views, a radiator, two ceiling light point, door into the lounge, carpeted stairs leading up and doors into the

Utility Room

With fitted base units, single sink and drainer, under counter space and plumbing for a washing machine with space for a tumble dryer over, two ceiling light points, double glazed window, radiator, under stair storage cupboard and door into the

Downstairs W/C

With low flush w/c and ceiling light point.

Dining Room

With tiled floor, dual aspect double glazed windows, radiator and two ceiling light points.

Living Room

With fitted carpet, central ceiling light, radiator, feature wood burning stove with wooden mantle over and tiled hearth, double glazed french doors then open out to the front garden.

First Floor Landing

With fitted carpet, ceiling light point, double glazed windows, loft hatch with pull down ladder and boarded with doors then leading to

Bedroom One

A good sized double bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the rest with views towards open countryside and a large wardrobe.

Bedroom Two

A second double with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and wardrobes.

Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window to the rear with fantastic views and a large fitted wardrobe with mirrored sliding doors.

Bathroom

A modern three piece suite comprising p shaped panelled bath with part tiled surround and electric shower over, vanity wash hand basin with storage below and tiled splash back, low flush w/c, chrome heated towel rail, ceiling light point and double glazed window.

Outside

The property benefits from a single garage with double opening doors with a parking space to the front, there is an additional double width driveway with access to the large timber framed outbuilding. There is an access gate to a rear garden. The property is then approached via a wooden gate

leading to the front door with further steps leading to the front lawn. The front garden is laid to lawn enclosed by hedging and fencing with a patio area leading from the living room. There is an access gate leading from the front garden out to the road. The rear garden is made up of lawn with fruit trees enclosed by hedging and fencing and backs onto the neighbouring orchards.

Outbuilding

To the side there is a useful store room with light and power, there is a loft hatch with access to the roof space. Double doors then open into the main space currently set up as a home gym but could be utilised as an entertaining space or for multigenerational living. There is a kitchenette with single sink unit, wall and base cupboards with ample work surface space over, there is a useful breakfast bar. The living space has three strip lights, laminate flooring, a double glazed window to the rear aspect and doors into a modern shower room comprising a large walk in shower with panelled surround and mains fitment rainfall shower head over, low flush w/c, wash hand basin and double glazed window. There is a separate access door into the home office space with laminate flooring, power points, strip light and double glazed doors to the rear garden.

Agents Note

The neighbouring properties have a right of access across the front garden.

Directions

From Hereford, proceed towards Worcester on the A465. Take the left turning signposted for Bromyard and continue through Cross Keys. Proceed into Ocle Pychard and the property is situated on the right side as indicated by the agents for sale board.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water and electricity are connected. Oil-fired central heating. Shared private drainage.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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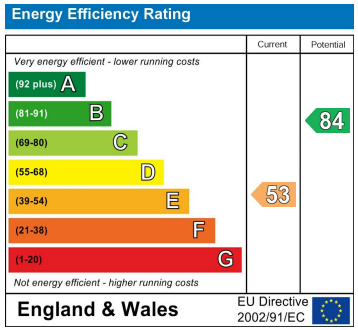
Total area: approx. 93.7 sq. metres (1008.6 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.



EPC Rating: E Hereford Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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