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LAND & NEW HOMES

Hill Crest, Dicks Pitch, Hereford, HR2 0JF
Price £530,000















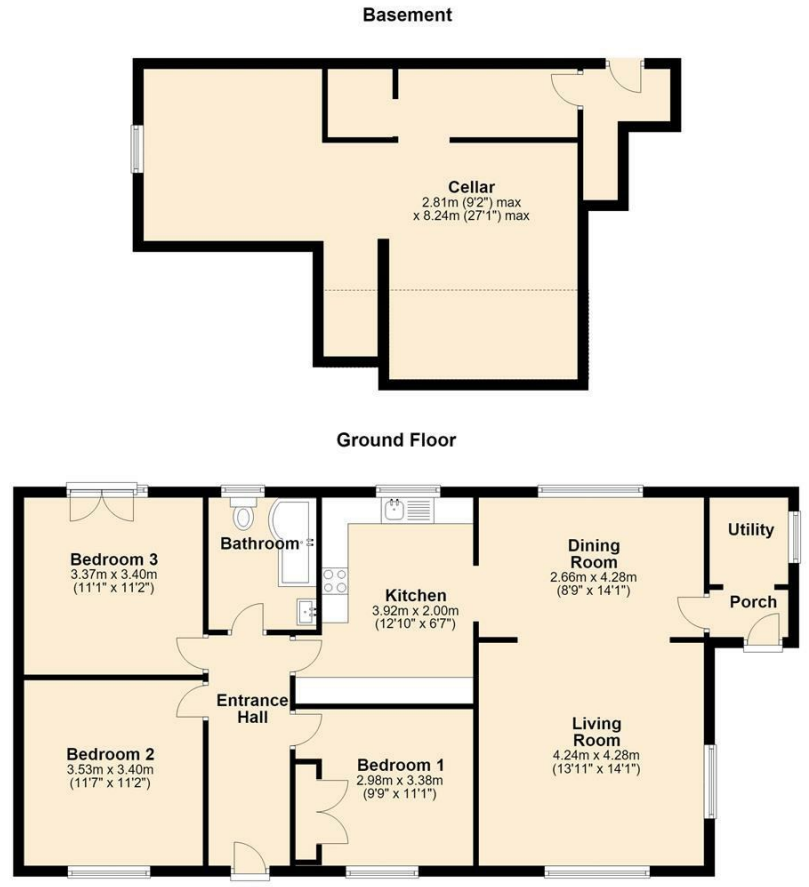


Hill Crest Dicks Pitch
Hereford

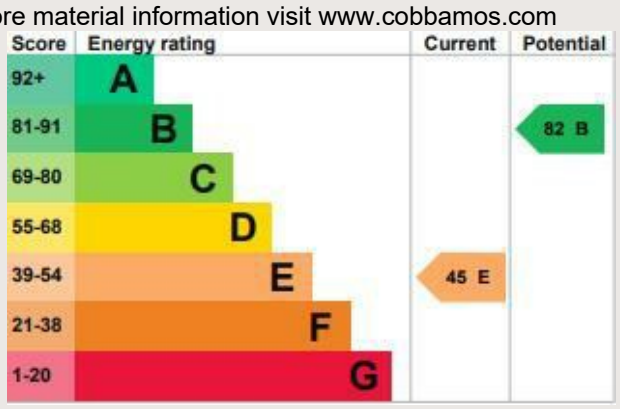
A detached bungalow located in an elevated spot on the edge of Ewyas Harold Common with stunning countryside views. Set in gardens of approximately 0.7 acres with ample parking, garage/workshop and various sheds. The accommodation comprises three bedrooms, modern kitchen & bathroom, utility/boot room and a living/dining room.

- Detached Bungalow
- Private Rural Location
- Spacious Living / Dining Room
- Three Double Bedrooms
- Bathroom
- Undercroft/Cellar and Loft Room
- Elevated Panoramic Countryside Views
- 0.7 Acre Gardens
- Garage/Workshop & Various Sheds

Please note that the dimensions stated are taken from internal wall to internal wall.



<u>Material Information</u>
Price £530,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: E (45)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living Area 13' 11" x 14' 1"
Dining Area 14' x 8'04"
Kitchen 12'10" x 9'03
Bedroom 1 9'9" x 11'1"
Bedroom 2 11' 7" x 11'2"
Bedroom 3 11' 1 x 11' 2"

Property Description
The main front door opens into the entrance hall which gives access to each of the bedrooms, the kitchen and the bathroom. Each bedroom is a double and the main bedroom is located to the rear with views across the stunning garden & the views from the window are incredible. The kitchen has a range of cream wall and base units and coordinating work tops, built in oven, hob and extractor hood, space for washing machine, integral dishwasher and fridge/freezer, double glazed window overlooking the large rear garden and decking. An archway from the kitchen leads to the open plan living/dining room with large picture windows to front, side & rear giving different views and perspectives of the garden and surrounding landscape. An inset wood burner in the living room give the property a real country feel. There is a large loft hatch with ladder providing access to the loft room. At the side of the bungalow is a porch/boot room which opens into the utility room . Finally the bathroom consists of a modern white suite with bath with shower over, basin with storage unit & WC.

Set below the property and accessed from outside is a significant undercroft/cellar that is ideal for storing everything we have but generally never use!

Outside
The property is located on the edge of Eywas Harold Common up a short track called Dicks Pitch which local historians claim the name comes from an inhabitant of the lane back in the recent past. The lane gives access to only two properties and Hill Crest is the first property on the left hand side. Through double gates in to the extensive flat parking area providing space for numerous vehicles and leads to the detached timber framed oversized garage/workshop with plenty of power & light and is ideal for tinkering, storing or creating and there is also a further wood shed at the far end of the driveway. From here the full extent of the garden can be appreciated but around the side of the garage are some steps which takes you past the front of the property through to a paved & walled patio area with more stunning views. On this side of the garden is a potting shed, and further storage shed & steps leading down to the rear of the property with a full width decked area ideal for taking in those magnificent views whilst sipping a tipple of choice - this is an ideal entertaining area and many an hour can be spent enjoying the south facing landscape.

The gardens are a joy to behold and the current owners have spent much of their time improving the quality of the flower beds, vegetable gardens and there are various flat lawn areas giving way to the the two tiered larger lawn area, with mature trees, fruit trees, shrubs and flowers extending to approximately 0.7 acre.

Services
Mains Electric,
Water from a private spring £44 per month
Oil heating
Private drainage

Location
Ewyas Harold is incredibly popular as it has an excellent array of facilities including: village store, chip shop, butchers, public house, restaurant, doctors surgery, village primary school, vets and various other businesses. The area is surrounded by some of the most spectacular countryside with the Black Mountains and Golden Valley all within easy reach, so ideal for walkers! The town of Abergavenny and Hereford are approximately 12 miles away with their significant shopping and leisure facilities.

Broadband
Broadband Download Upload Availability
Standard 8MBPS 1MBPS Good
Superfast
Ultrafast

Networks in your area - EE, Three

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From Hereford proceed South along the A465 towards Abergavenny. Pass Pontrillas Saw Mills and turn right at the signpost for Ewyas Harold. Follow this road B4347 through the town, over the bridge and keep following the road out of Ewyas Harold heading towards Abbeydore. Take a sharp left signposted Dicks Pitch, and after a short distance the property is the first one on the left. What 3 Words ///infringe.delay.cycle



