



4 Moorfield Cottages Ocle Pychard, Hereford, HR1 3QL

 **Sunderlands**  
Residential Rural Commercial



# Sunderlands

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## 4 Moorfield Cottages Ocle Pychard Hereford HR1 3QL

### Summary of Features

- Modernised family home
- Three bedrooms
- Within easy reach of Hereford
- Great outdoor space
- Generous plot size roughly just under an acre
- Sought after location
- Ancillary accommodation with home office/gym/kitchen and shower room

**Asking Price £375,000**

Welcome to this charming semi-detached house located in the sought-after area of Ocle Pychard, Hereford. This modernised family home boasts two reception rooms, three bedrooms, and a bathroom, providing ample space for comfortable living. The property features ancillary accommodation, offering versatility and potential for various uses to suit your needs. With a great outdoor space, you can enjoy the fresh air and create wonderful memories in your own garden. Located within easy reach of Hereford, this property combines the tranquillity of rural life with the convenience of nearby amenities. Whether you're looking for a cozy family home or a peaceful retreat, this house offers a perfect blend of comfort and charm.

#### **Situation**

Ocle Pychard is a hamlet in Herefordshire surrounded by beautiful open countryside and home to the Church of St James the Great. Nearby amenities include the grocery shop and service station at Newtown and the Wye Valley Brewery public house in Stoke Lacy. The city of Hereford is a convenient drive away.

#### **Accommodation**

Ocle Pychard is a hamlet in Herefordshire surrounded by beautiful open countryside and home to the Church of St James the Great. Nearby amenities include the grocery shop and service station at Newtown and the Wye Valley Brewery public house in Stoke Lacy. The city of Hereford is a convenient drive away.

#### **Entrance Hall**

Set below ground level, stairs rise giving access to the kitchen or the utility area. Window to the rear aspect and storage space for shoes and coats.

#### **Kitchen**

A stylish, modern kitchen has been installed with an array of gloss-finished cupboards, double eye-level oven and feature window looking out towards the rear garden. The kitchen is also fitted with integrated appliances such as, dishwasher and fridge/freezer. There is also space for a small breakfast bar.

#### **Living Room**

The living room to the front of the property has a central wood stove beneath a wooden mantle, French doors lead out to the front patio and lawn garden.

#### **Dining Room**

Adjacent to the living room and a short distance away

from the kitchen, providing dining space for the family or guest. Window to the front and side aspect.

#### **Utility/Cloakroom**

With sink drainer unit, window to the side aspect, additional storage cupboards and space for whites goods. Separate cloaked room with low level WC.

#### **Bedroom One**

With far reaching views across the countryside from the rear aspect window. A double bedroom with fitted wardrobes.

#### **Bedroom Two**

Another double bedroom positioned at the front of the property with a window overlooking the front garden.

#### **Bedroom Three**

Countryside views from the rear aspect window and fitted wardrobes.

#### **Family Bathroom**

Fitted with a modern three piece suite which includes, bath with shower over, low level WC and wash hand basin.

#### **Outside**

The front of the property is set back with a pretty cottage garden, mainly laid to lawn, a patio and some attractive, mature trees; a pathway continues to the side, and leads to the main property entrance. Rear parking is situated opposite the property, in front of wooden garaging/storage building which has a cellar with further potential or the ancillary accommodation. A side gate leads you to an impressively large, additional garden with mature hedging and planted trees. This outdoor space has the bonus of backing on to the open countryside beyond.

#### **Ancillary Accommodation**

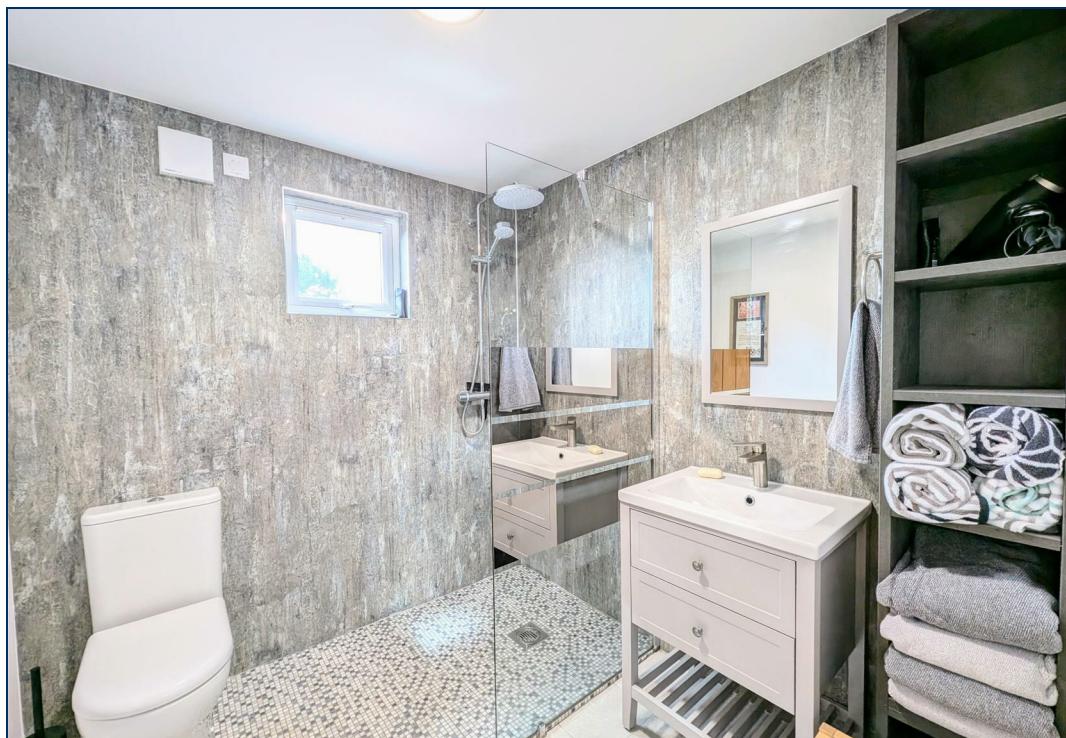
An impressive and stand out feature of the property. Positioned opposite the main house and is fitted with its very own wet room, kitchen area and has the luxury of having a gym, plus home office with access to the rear garden. To the front is another useful storeroom. Supplied with water and electricity.

#### **Tenure**

Freehold.







## Services

Mains water and electricity are connected to the property.

Private drainage.

Oil fired central heating.

Herefordshire council tax band - C

## Directions

From Burley Gate roundabout, travel south-west towards Hereford, after 300m pass a left hand turn sign-posted for Ocle Pychard, after another 100m you will pass a small group of houses on your left, immediately after these, take a left hand turn onto a track which leads to the property rear and parking for 4 Moorfields Cottages.

## Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

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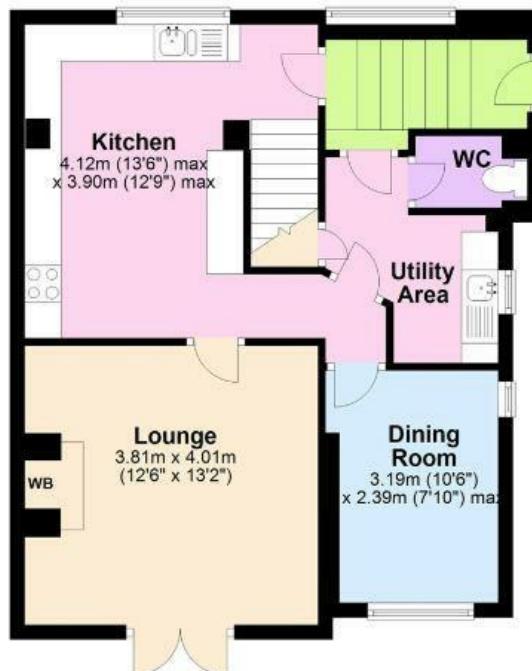
### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email:  
hereford@sunderlands.co.uk

### Hay-on-Wye Branch

3 Pavement House, The  
Pavement,  
Hay on Wye, Herefordshire HR3  
5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

## Ground Floor



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

These plans are for identification and reference only.

Plan produced using PlanUp.

## First Floor



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		53
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC