



CHURCH COTTAGE BURGHILL

HEREFORD HR4 7RX

£525,000
FREEHOLD

A charming Grade II listed 3 bedroom, link detached thatched cottage offering ideal retirement/family accommodation. The property, which is well presented throughout, has the added benefit of gas-central heating, modern kitchen and bathrooms, extensive rear garden (about 0.26 acre), ample off-road parking, a wealth of character and charm and to fully appreciate this property we strongly recommend an internal inspection.



CHURCH COTTAGE BURGHILL

- Charming thatched grade II listed cottage
- Sought after village location
- 3 bedrooms, 2 reception rooms & study
- Superb kitchen/diner
- Extensive rear garden with large entertaining space & ample off-road parking
- About 0.26 acre



Entrance Door

Opening to the

Superb Kitchen/Dining Room

Fitted with an extensive range of wall and base cupboards, ample granite work surfaces with splashbacks, tiled floor, 1 ½ bowl sink with mixer tap, a wealth of exposed timbers, radiator, recessed spotlighting, double glazed, double French doors opening onto the rear patio and enjoying a fine out look across the garden, built in dishwasher, pantry-style cupboards with pull-out shelving, space for upright fridge/ freezer, under cupboard lighting, wine rack, side windows, range style cooker with 5 ring gas hob, glass splashback and cooker hood over, central workstation/breakfast bar with storage and wine cooler below.

Lounge

With wood strip flooring, radiator, exposed timbers, display shelving, feature fireplace with hearth, display mantel and wood burning stove, window to the front aspect, range of lighting and door to the

Sitting Room

With fitted carpet, radiator, exposed timbers, a feature fireplace with hearth, display mantel and wood burning stove and a double glazed window enjoying a pleasant outlook across the patio and garden.

Inner Hallway

With glazed windows to the front aspect, exposed timbers and door to the

Study

With fitted carpet, radiator, access hatch to the loft storage space and a double glazed window to the rear.

Utility Room

With a butler style sink with mixer tap, radiator, work surfaces with space and plumbing below for washing machine and tumble dryer, eye level store cupboards, window to the front aspect and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splashback, partial panelled walls, double glazed window and door to the rear.

First Floor Landing

With fitted carpet, exposed timbers, a range of store cupboards, recessed spotlighting, Velux roof light, radiator and door to

Bedroom 1

With fitted carpet, radiator, recessed spotlighting, Velux roof light, double glazed window to the rear enjoying a fine outlook and door to the

Ensuite Shower Room

With suite comprising shower cubicle with rainwater style shower head over and glazed folding screen, wash hand basin with splashback and mirror fronted medicine cabinet over, low flush WC, double glazed window, tiled floor, ladder style towel rail/radiator and recessed spotlighting.

Bedroom 2

With fitted carpet, radiator, exposed timbers, double glazed window to the side and a further window to the front aspect.

Bedroom 3

With fitted carpet, exposed timbers, radiator and window to the front aspect.

Bathroom

Fitted with a suite comprising panel bath with shower unit over and glazed screen, low flush WC, vanity wash hand basin with storage below and mirror over, tiled floor, ladder style towel rail/radiator, window and recessed spotlighting.

Outside

A 5 bar gate opens onto an extensive gravel driveway with turning area providing ample off-road parking facilities. To the immediate rear of the property is a good sized south facing paved patio area, a perfect sun trap for entertaining. To the side of the property is a useful store shed.

One of the main features of the property is the extensive rear garden (approx 1/3rd of acre) which has been beautifully maintained with a large lawned area interspersed with a variety of flowering shrubs and trees and all well enclosed by hedging to maintain privacy. There is a useful range of store sheds, a greenhouse and small summer house with decked area in front.

Agents Note

The property was re-thatched in October 2025.

Directions

Proceed west out of Hereford along Whitecross Road taking the 3rd exit at the monument roundabout onto Three Elms Road. At the traffic lights, turn left onto Roman Road and then first right signposted to Burghill, turn right at the fork leading into the village, follow the road around to the right passing the church on the left and Church Cottage is on your right hand side.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

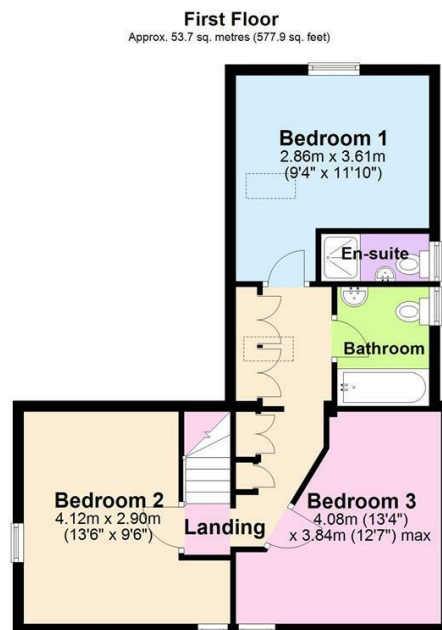
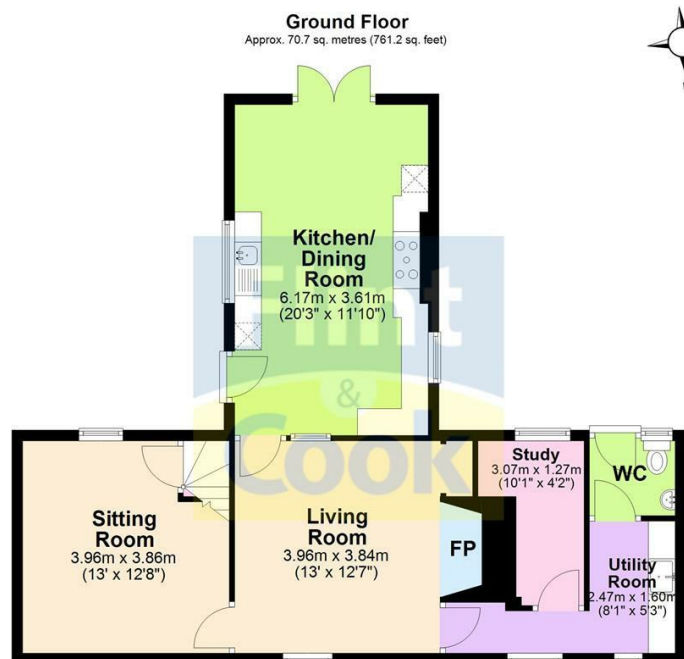
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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.

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Total area: approx. 124.4 sq. metres (1339.1 sq. feet)

EPC Rating: Hereford Council Tax Band: E



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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