

for sale

£385,000



## Isle Of Rhea Cottage Isle Of Rhea Cottage Bodenham Hereford HR1 3LE

A wonderful detached cottage located within 1.1 miles from Bodenham village sits on an approx 0.3 acre plot. With good sized gardens, former kennel buildings, garage/workshop and driveway parking for multiple vehicles, this property makes a perfect home for someone looking for semi-rural living.

# Isle Of Rhea Cottage Isle Of Rhea Cottage Bodenham Hereford HR1 3LE

## Approach

Approached via a driveway that runs along the side of the property and continues around to the rear. Providing ample parking for multiple vehicles and leads directly to the substantial detached double garage.

## Entrance Porch

A glazed wooden front door, ideal for storing coats, boots, and outdoor wear before entering the main home.

## Hallway

The hallway provides access to all ground-floor rooms and includes stairs rising to the first floor.

## Cloakroom

WC and sink. A double-glazed window with obscure glass provides natural light and privacy.

## Living Room

A light dual-aspect living space featuring double-glazed windows and double doors opening onto an enclosed side garden. A stone hearth houses a log burner, creating a cosy focal point for the room.

## Kitchen / Diner

With dual-aspect windows and ample work surfaces for food preparation. The room includes a ceramic sink with mixer tap, space for an oven, fridge, and freezer, and a generous walk-in larder/pantry offering excellent storage.

## First Floor Landing

A spacious landing area with doors leading to both bedrooms and the family bathroom.



## Bedroom One

A bright double bedroom with dual-aspect windows, offering lovely views and plenty of natural light.

## Bedroom Two

A well-proportioned double bedroom, also dual aspect, benefiting from built-in wardrobes and additional storage.

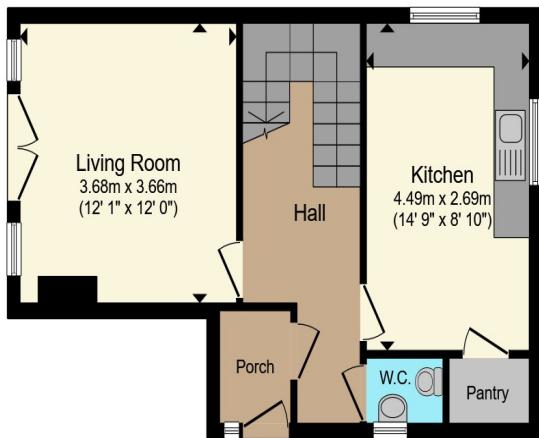
## Family Bathroom

A recently updated bathroom comprising a bath with shower attachment, WC, and sink with storage beneath. A heated towel rail and obscure-glazed window complete the space.

## Gardens

The cottage enjoys private gardens that wrap around the property. To the front, A fenced garden directly in front of the cottage, featuring established shrubs and providing a secure, enclosed area. To the side a manageable lawn bordered by mature shrubs, offering an open and attractive outdoor space, there is further lawned space to the rear offering a sizeable amount of land for further potential.





**Ground Floor**



**First Floor**

Total floor area 80.2 m<sup>2</sup> (864 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref: HER315724 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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