





THE OAST HOUSE 10 OCLE MEAD

OCLE PYCHARD, HEREFORD HR1 3RN

Asking Price £585,000

FREEHOLD

Peacefully situated in this popular rural location, a truly superb and individually designed 4 bedroom converted Oast House offered for sale with no onward chain.

The property, which is immaculately presented throughout, has the added benefit of oil central heating, generous sized living accommodation, 3 bathrooms 2 of which are en-suite, good sized rear garden, 2 garages, ample off-road parking, flexible living accommodation and we strongly recommend an internal inspection.

Flint & Cook

THE OAST HOUSE 10 OCLE MEAD

• Peaceful rural location • Impressive 4 bedroom converted Oast House • Luxury Kitchen and 3 Bath/Shower Rooms • Good sized gardens, 2 garages and ample parking • Wealth of character throughout • Must be viewed





In more detail the impressive accommodation comprises

Large double glazed entrance door through to

Kitchen/Breakfast/Family Room

Kitchen Area - with 1½ bowl sink unit with mixer tap over, extensive range of wall and base cupboards, ample granite worksurfaces with splashbacks, range style cooker with extractor hood over, plate rack, built-in dishwasher, tiled floor, recessed spotlighting, central workstation/breakfast bar with granite worktop and storage below.
Breakfast/Family Area - with tiled floor, two radiators, exposed beam, double glazed window to the front aspect with shutter style blinds and door to

Utility Room

With single drainer sink unit with mixer tap over, wall and base cupboards, worksurfaces, tiled floor, space and plumbing for automatic washing machine and tumble dryer, double glazed window with shutter style blinds and floor mounted oil central heating boiler.

From the Breakfast/Family Area, brick steps lead up to

Raised Inner Hallway

With tiled floor, large radiator, double glazed door to the rear patio and garden, stairs to the first floor, partial panelled walling and door to

Cloakroom

With low flush WC, wash hand basin, radiator, tiled floor, partial panelled walling, recessed spotlighting and extractor fan.

Open plan access from the Inner Hallway to

Lounge

A circular room with fitted carpet, two radiators, three double glazed windows with shutter style blinds, recessed spotlighting and feature fireplace with hearth, mantel and wood burning stove.

Dining Room

An impressive circular room with fitted carpet, two radiators, recessed spotlighting and three double glazed windows with shutter style blinds.

First Floor Spacious Landing

With fitted carpet, vaulted ceiling, display shelf, high level window, built-in airing cupboard and door to

Bedroom 1

A circular room with fitted carpet, two radiators, recessed spotlighting, two double glazed windows with shutter style blinds and sweeping carpeted staircase to

En-suite Bathroom 1

With panelled bath with tiled splashback, wash hand basin, low flush WC, separate shower cubicle with glazed door, recessed spotlighting, tiled floor, radiator and window enjoying a fine outlook.

Bedroom 2

A circular room with fitted carpet, two radiators, double glazed window with shutter style blind enjoying a pleasant outlook and sweeping carpeted staircase to

En-suite Bathroom 2

With panelled bath, tiled splashback, wash hand basin, low flush WC, separate shower cubicle with glazed door, tiled floor, radiator, recessed spotlighting and window enjoying a fine view.

Inner Landing

With fitted carpet, exposed timbers and door to

Bedroom 3

With fitted carpet, two radiators, wealth of exposed timbers, access hatch to loft storage space, double glazed window to the front aspect with shutter style blinds and further double glazed window enjoying fine views.

Bedroom 4

With fitted carpet, radiator, wealth of exposed timbers, double glazed window with shutter style blinds and range of fitted wardrobes with overhead cupboards.

Bathroom

With suite comprising panelled bath with handheld shower attachment over, low flush WC, pedestal wash hand basin, partial panelled walling, exposed timbers, recessed spotlighting, extractor fan, tiled floor and ladder style towel rail/radiator.

Outside

To the immediate rear of the property is a paved patio providing the perfect entertaining space for table and chairs, leading onto a good sized lawned garden with established trees.

Beyond this lies an extensive parking area laid to chippings for easy maintenance, offering ideal parking for several vehicles including campervan, trailer, etc., with a useful TIMBER GARDEN SHED to the side.

There is vehicular access to the rear of the property via a five bar gate and the whole rear area is enclosed by fencing and hedging for privacy.

To the front of the property there are four allocated parking spaces and the property also benefits from TWO SINGLE GARAGES (19'7 x 10') both adjoining each other with double doors, ample storage space and mezzanine storage space as well.

Property Services

Mains water and electricity are connected. Oil-fired central heating.
Central drainage system included in the Service Charge.

Outgoings

Water rates are payable.
Service/maintenance charge £77 pcm.

Directions

Proceed north out of Hereford City along Commercial Road, crossing over the railway bridge onto Aylestone Hill. At the bottom of the hill, turn right and the roundabout, signposted for Worcester. After approximately one mile, turn left signposted for Bromyard. Continue past the Cross Keys public house on the right hand side, then after approximately 2 miles turn left opposite Morris Corfield Machinery site.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Viewing

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

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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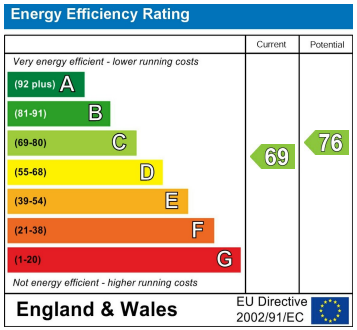






Total area: approx. 196.6 sq. metres (2116.2 sq. feet)





EPC Rating: C Herefordshire Council Tax Band: F

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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