



HOLLAND HOUSE WELLINGTON

HEREFORD HR4 8BD

£335,000
FREEHOLD

This attractive detached cottage occupies an unspoilt rural location just outside the village of Wellington. The property is believed to date from the mid-19th century and is now in need of renovation, offering an excellent opportunity for a project. Viewing advised.



HOLLAND HOUSE WELLINGTON

- Detached period cottage
- Beautiful rural location
- 4 bedrooms
- Lovely views towards Hereford at the front and Queenswood to the rear
- Garden/grounds of approx 0.7 acre
- In need of renovation



This cottage is well placed for access to the A49 between the cathedral city of Hereford (6½ miles) and the market town of Leominster (7½ miles). The village of Wellington offers a primary school, church, shop, social club and sports playing field.

In more detail the accommodation comprises

Canopy porch with door to

Hall

Lounge/Living Room

With exposed timbers, radiator, open fireplace with stone surround, windows to front and rear and double doors to

Lean-to Greenhouse/Conservatory

Dining Room

With storage cupboards, radiator, window to front and door to

Kitchen

Fitted with pine fronted units, former bread oven, former fireplace, sink unit, storage cupboard, plumbing for washing machine, window to rear and door to Rear Porch.

Cellar

With stone steps, light and power.

Staircase leads from the Hall to

First Floor Landing

Bedroom 1

With built-in storage cupboards, radiator, window to front and hatch to roof space.

Bedroom 2

With built-in storage cupboards housing hot water cylinder, walk-in store cupboard, window to front and radiator.

Bedroom 3

With radiator and window to side.

Bedroom 4

With radiator and window to side.

Bathroom

With white suite comprising bath with electric shower, screen, wash hand basin, WC and window to rear.

Outside

The property is accessed via a farm track that leads to the gate to the rear of the property where there is parking, shed and useful brick OUTBUILDING (which was formerly a stable block, tack room and hay store).

The gardens and grounds are well stocked but now overgrown and extend to approximately 0.7 of an acre. There is also a former well.

Property Services

Mains water and electricity. Private drainage. Oil central heating (the boiler has been removed and the system is not operative).

Outgoings

Water rates are payable.

Directions

What3Words/// smiled.showcases.goes

From Hereford proceed north on the A49 towards Leominster. Continue through Moreton-on-Lugg into Wellington, staying on the A49. Just after the Wellington Garden Centre, at the crossroads and turn left (signposted Not Suitable for HGVs). Continue to the end of this road and the property is located straight ahead.

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.

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.

Money Laundering Regulations

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

Tenure & Possession

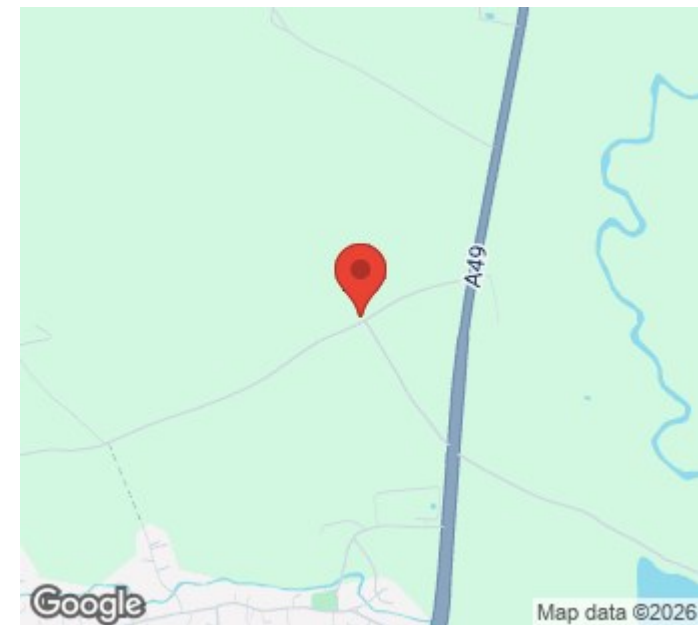
Freehold - vacant possession on completion.

HOLLAND HOUSE WELLINGTON





Total area: approx. 125.9 sq. metres (1354.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

EPC Rating: F Herefordshire Council Tax Band: D

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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