



## WOODPECKER COTTAGE

NORTON CANON, HEREFORD HR4 7BH

£285,000  
FREEHOLD

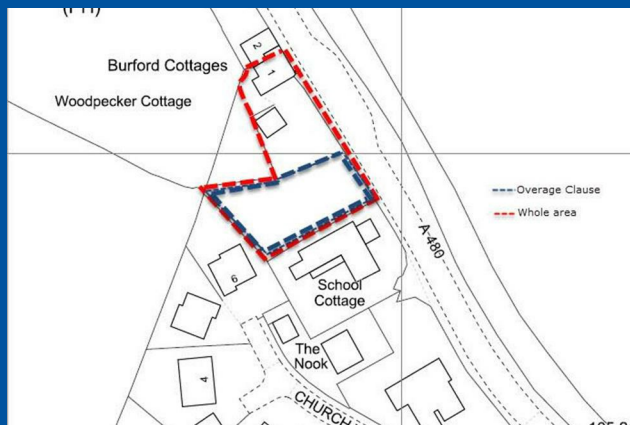
This attractive semi-detached period cottage is situated in a convenient rural location with a pleasant outlook to the front over farmland with woodland beyond within the village of Norton Cannon just 3 and a 1/2 miles from the popular black and white village of Weobley and between the cathedral city of Hereford (11 miles) and the market town of Kington (10 miles).

The original cottage is circa early 20th century and has a small rear extension, is double glazed with oil fired central heating and has excellent parking. a good sized garage large gardens mainly laid to lawn with planning potential for a new dwelling (subject to the necessary consent).



# WOODPECKER COTTAGE

- Large garage & excellent parking
- Semi detached cottage
- Central heating & double glazing
- Convenient rural location
- Extensive garden with planning potential
- 2 bedrooms



## Full Description

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## Entrance Hall/Utility Room

With tiled floor, radiator, plumbing for a washing machine, window and door to the

## Kitchen

Fitted with base and wall units, beech work surfaces and tiled splash backs, 1 ½ bowl sink unit, built in electric oven, built in microwave, 4 ring hob with extractor hood over, radiator, tiled effect flooring, window to the side, understairs storage cupboard and staircase leading up to the first floor.

## Shower Room

With a tiled shower cubicle with mains fitment, wash hand basin, WC, oil fired central heating boiler, radiator and a window.

## Lounge

With an open fireplace, radiator and 2 windows.

## First Floor Landing

With doors to

## Bedroom 1

With radiator and window to the front.

## Bedroom 2

With radiator and window to the rear, airing cupboard housing the hot water cylinder and electric immersion heater.

## Bathroom

With white suite comprising bath, wash hand basin, WC, part tiled walls, radiator, access hatch to the roof space and window.

## What3Words

///headless.fail.harmless

## Outside

The property is approached from the road to a gravelled driveway with excellent parking. To the side of the property is a large lawned garden enclosed by mixed hedging with a plum tree. There is an outside tap, outside lighting and oil storage tank.

## Large Detached Garage

With electric up and over door, side door, light and power.

## Agents Note

There will be an overage/uplift clause on part of the

garden whereby should residential planning consent be gained within 25 years with the vendors (or their successors title) will be entitled to 25% of the increase in the value

#### **Services**

Mains water, electricity, private drainage and oil fired central heating. Telephone (subject to transfer regulations).

#### **Outgoings**

Council tax band C - £2,143 payable for 2025/2026 Water rates are payable.

#### **Viewing Arrangements**

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

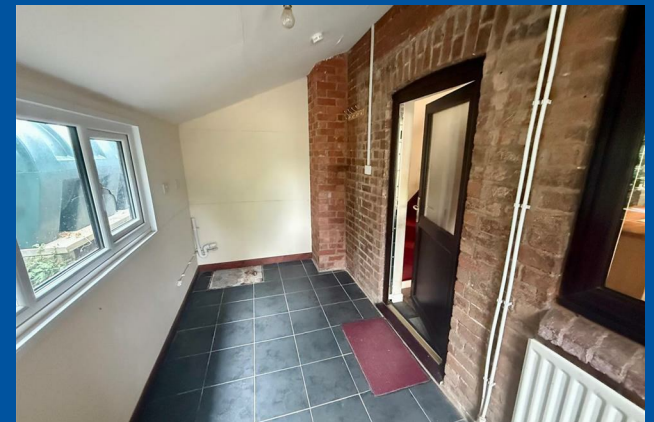
#### **Directions**

From Hereford proceed initially towards Brecon on the A438, and then, just past the garden centre turn right onto the A480 signposted to Kington and continue into Norton Canon. The property is located on the left hand side before the garage as indicated by the agent's sale board.

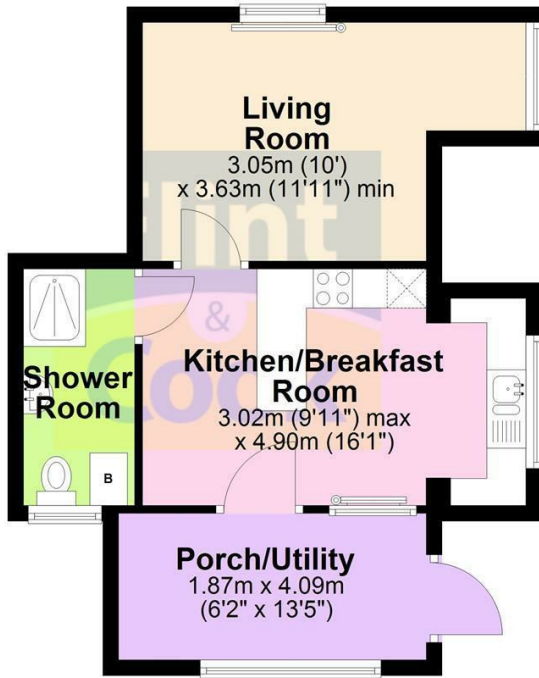
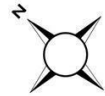
#### **Money Laundering Regulations**

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

## WOODPECKER COTTAGE



**Ground Floor**  
Approx. 39.8 sq. metres (428.0 sq. feet)

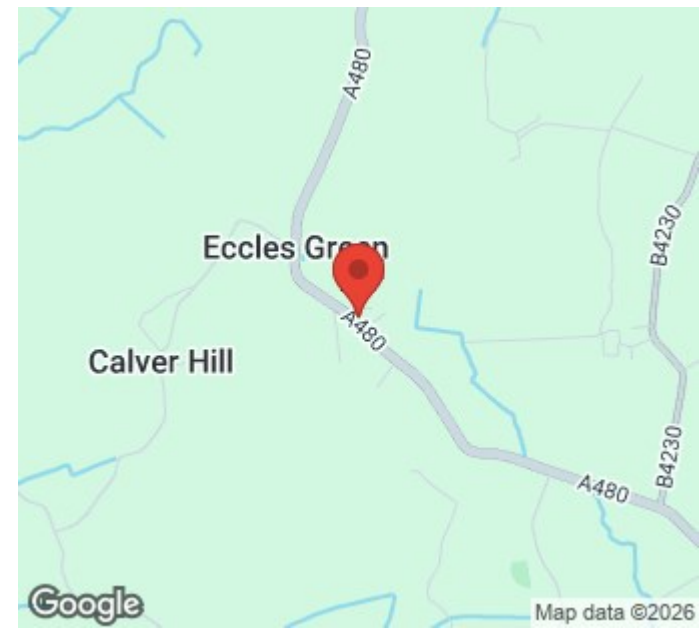


**First Floor**  
Approx. 27.2 sq. metres (292.7 sq. feet)



Total area: approx. 67.0 sq. metres (720.7 sq. feet)

**EPC Rating: D**    **Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

