



PARK GATE VOWCHURCH COMMON

HEREFORD HR2 0RL

Offers Over £250,000
FREEHOLD

This attractive detached cottage occupies a stunning rural location on Vowchurch Common in a fantastic rural location. stunning views, 1/2 bedrooms, variety of outbuildings, large gardens and outbuildings (about 0.38acres). In need of updating. Viewing advised.



PARK GATE VOWCHURCH

- Attractive detached cottage
- Lovely rural location
- 1/2 Bedrooms
- In need of renovation/redevelopment
- Extensive outbuildings
- Garden/grounds of about 0.38 acres



The door leads into

Large Lean-to Garage

With up-and-over door, plumbing for washing machine and door to

Rear Porch

Shower Room

With tiled shower with mains fitment, wash hand basin with cupboard under and WC.

Kitchen

Fitted with base and wall mounted units with worksurfaces, tiled splashbacks, electric oven, four ring electric hob with extractor hood, 1½ bowl sink unit and solid fuel Rayburn, tiled floor and hatch access to room over. Door to

Living Room

With electric fuse-board and window to front.

Sitting Room

With woodburning stove, exposed ceiling timbers, window to front and door to

Lean-to Garden Room

With adjoining GREENHOUSE and access to Workshop.

Staircase leads from the Living Room to

First Floor Landing Bedroom

With window to front.

Bathroom

With enamelled bath, wash hand basin and WC.

Landing Bedroom 2

Bedroom 1

With radiator and window to front.

Outside

The property is approached via double gates which lead onto the driveway. The gardens lie predominantly to the front of the property and are lawned, enclosed by hedging and fencing and include a variety of mature shrubs and trees with numerous outbuildings including a LOG STORE, SUMMERHOUSE and CHICKEN COOP.

Access to the side leads to the rear garden which is lawned with separate vehicle access. Corrugated doors lead into the LARGE WORKSHOP with adjoining WOOD STORES and MOWER SHED.

Property Services

Mains electricity and water. Private drainage system.

Outgoings

Water rates are payable.

Directions

From Hereford proceed towards Abergavenny on the A465. Just past Belmont Abbey, turn right onto B4349 and continue into Clehonger and then fork left (continuing on the B4349) towards Kingstone. Continue through the village and at the T-junction, turn right onto B4348 towards Hay-on-Wye and proceed for about 3½ miles. At a staggered crossroads turn right and continue up a steep hill for approximately ¾ mile and the property can be found on the left hand side.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

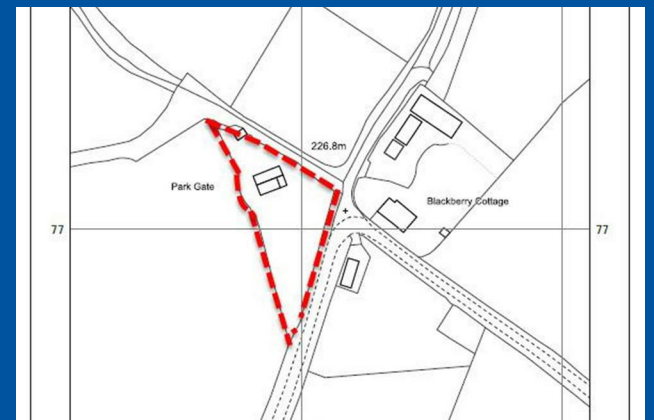
Monday - Friday 9.00 am - 5.30 pm

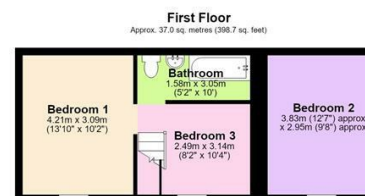
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

PARK GATE VOWCHURCH





Total area: approx. 244.5 sq. metres (2631.4 sq. feet)
Park Gate, Vowchurch, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: G 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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