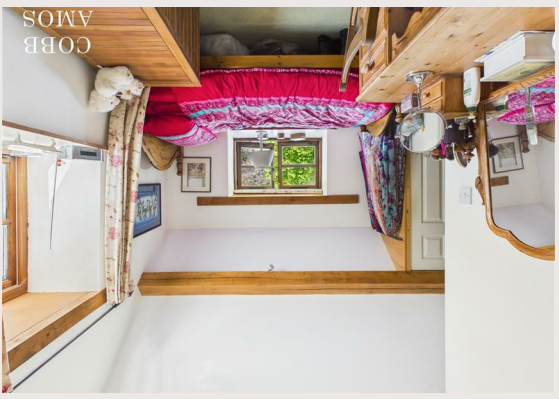

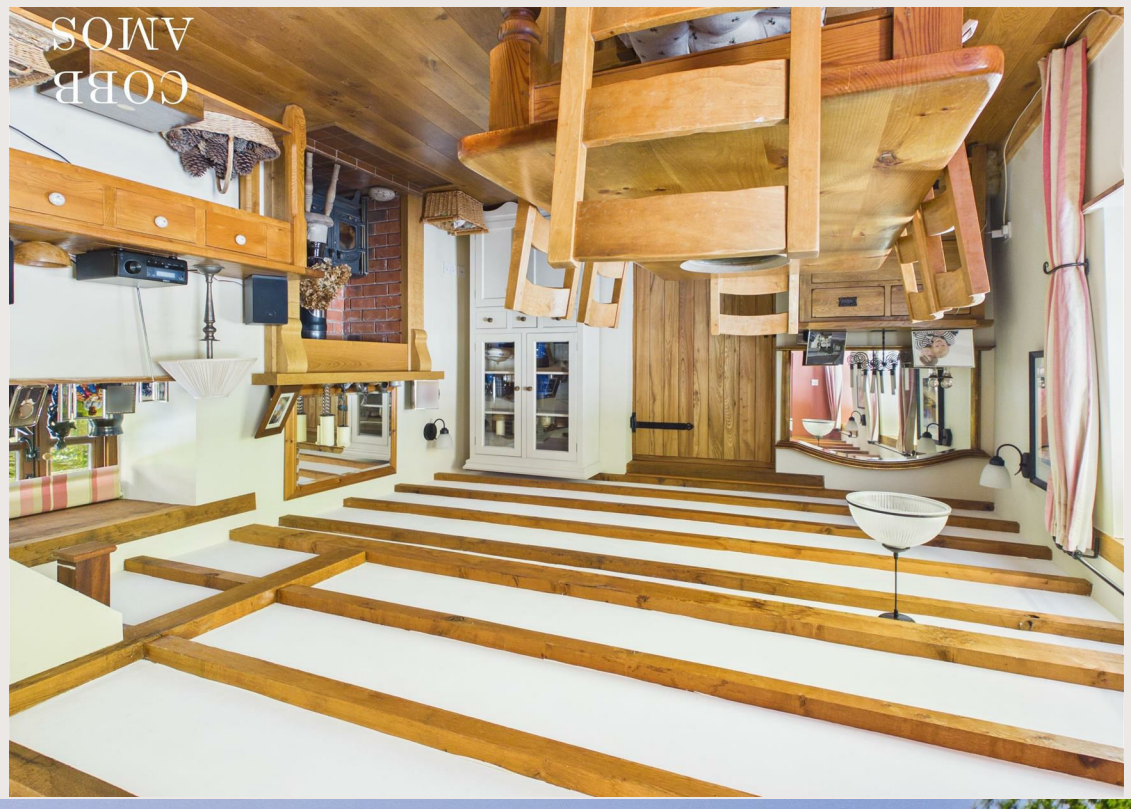

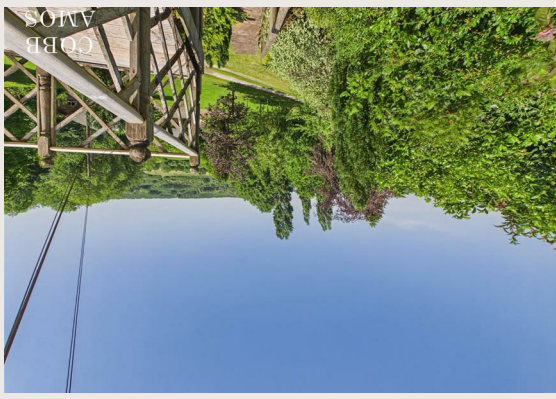

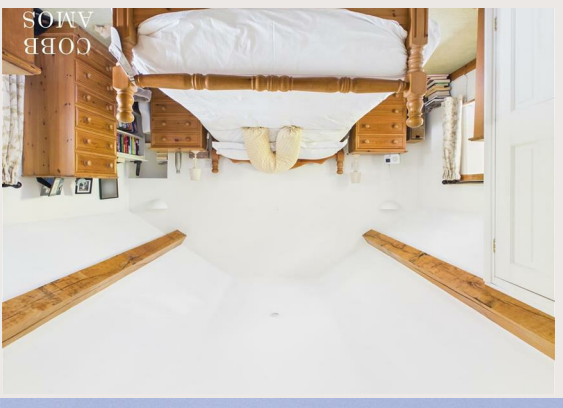

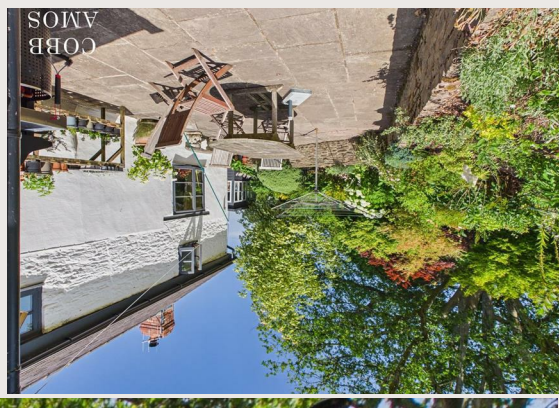

White Castle, Hereford, HR2 0JG
Price £600,000

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LAND & NEW HOMES

White Castle
Hereford

Please note that the dimensions stated are taken from internal wall to internal wall.

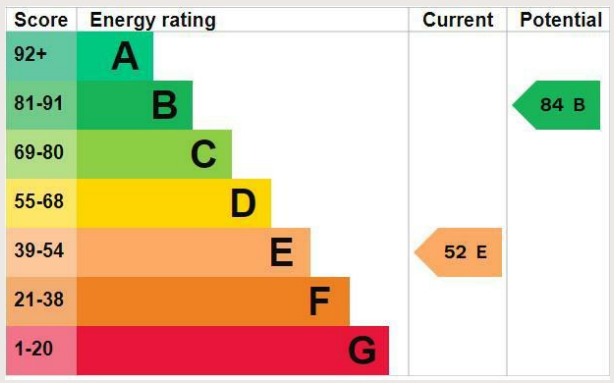
White castle is known as a Commoners Cottage and is located in a fantastic rural position offering both countryside views and privacy. The accommodation is well presented throughout and consists of Two bedrooms, Two reception rooms plus Sun room, Kitchen, utility and WC.
This cottage is a traditional beamed house that oozes character with latch doors and exposed ceiling beams to all rooms but also benefits from modern comforts such as double glazing and oil-fired central heating.
The added benefit of being in a 2.72 acre plot with several detached outbuildings suitable for a multitude of purposes, large parking facilities make this a desirable property which needs to be viewed to be fully appreciated.

VIEWING HIGHLY RECOMMENDED - CALL 01432-266007 TO BOOK

- Period Detached Cottage
- Panoramic Views
- 2.7 Acres of Grounds and Woodland
- Two Reception Rooms and a Sunroom
- Two Bedrooms
- Annex and Summer house
- Shower Room
- Potential re development of Workshop/Store/Annex
- Paddock
- Hartley Botaniocal Greenhouse

Material Information

Price £600,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: E (52)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions

Property Description
The property is approached via patio with steps down to wooden double glazed door stone floor to the utility room which has cream base units, Belfast sink, Worcester boiler, space for washing machine,tumble drier and freezer concrete flooring wooden double glazed door and windows to the side, door leading to the Kitchen which has a range of cream wall and base unit, it has a wood work top with a 1 bowl stainless steel sink and black work top with a 5 ring gas hob, built in double oven, space for fridge, tiled flooring, step leading to a half glazed latch door to short hallway access to the airing cupboard, latch door leading to double shower, white w.c and storage sink unit, wooden double glazed window to side and rear, further on is the summer room, with wooden double glazed doors to the rear and windows to the side, tiled flooring. From the kitchen step to Latch door into the dining room, with wooden double glazed door and window to the front, Engineered oak flooring, feature beams with inglenook fireplace and wood burner, latch door take you to the Living room,having a beautiful stone featured fireplace,wooden mantel and wood burner, double aspect wooden double glazed window,engineered oak flooring, feature beams. latch door raising to first floor landing doors off to bedroom one, vaulted ceilings with feature beams, double aspect wooden double glazed and fitted wardrobe, Bedroom 2, double aspect wooden double glazed windows, vaulted ceiling and means, fitted cupboard. cloakroom, white white w.c and sink, chrome towel rail, wooden double glazed window to the front.

Gardens & Outbuildings
The property is accessed bearing right hand side of the Neville Pub (closed) to a 5 bar wood gate, the long driveway leads you upwards, halfway up to the left there is WOODEN BARN (12'7 x 20'4" / 12'7" x 11'9" / 12'5 x 11'8") that is in 3 sections - Storage area which was previous used as accommodation with double opening glazed doors and windows to front and side. Storage shed, with stable door, Tool shed with stable door (out building could be re-development) a further outbuilding with carport for two cars and attached Storage unit double doors which has water and electric. further up the driveway takes you to a large gravel area which is large enough for 4/5 cars. ANNEX (16'8" x 8'6")having double glazed doors with window to the side wood flooring, a small kitchenette and through to a shower room, with window to rear, outside it has a decking balcony, with mixer shower. a path takes you to a HARTLEY BOTANICAL GREEN HOUSE with engineered brick dwarf wall, further up the garden there is a SUMMER HOUSE with double opening glazed doors, wooden flooring, further up the rear garden there is gate accessing garden shed, chicken cope with chicken/duck and geese sheds, the pathway takes you to the woodland that takes you to Ewyas Harold Common. the lawn leads down towards the main house surrounded with borders housing a variety of mature plants, two vegetable patches, trees and bushes.Steps leads you to the rear large patio area accessing the potting shed,Wood shed and the public footpath walk to Abbydore Abbey. The gardens are private, well maintained and offer far reaching views over the surrounding countryside.

Services
private water (co-ownership) £300 per annum, Oil central heating, LPG gas bottles

Location
White castle is a commoners Cottage with Commoners rights on Ewyas Harold Common, believed to be dated back to 1820 The scenic Golden Valley is South West of Hereford city and although it is made up mostly of open agricultural land there are many pubs and restaurants locally such as Michellin starred Kilpeck Inn, pubs and chip shop in Ewyas Harold, Gwatkins Cider and more amenities in the surrounding villages of Pontrillas, Kingstone and Peterchurch.
What 3 words ///extent.lately.locator

Broadband
Broadband Download Upload Availability
Standard 8MBPS 1MBPS Good
Superfast
Ultrafast

Networks in your area - EE, Three

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

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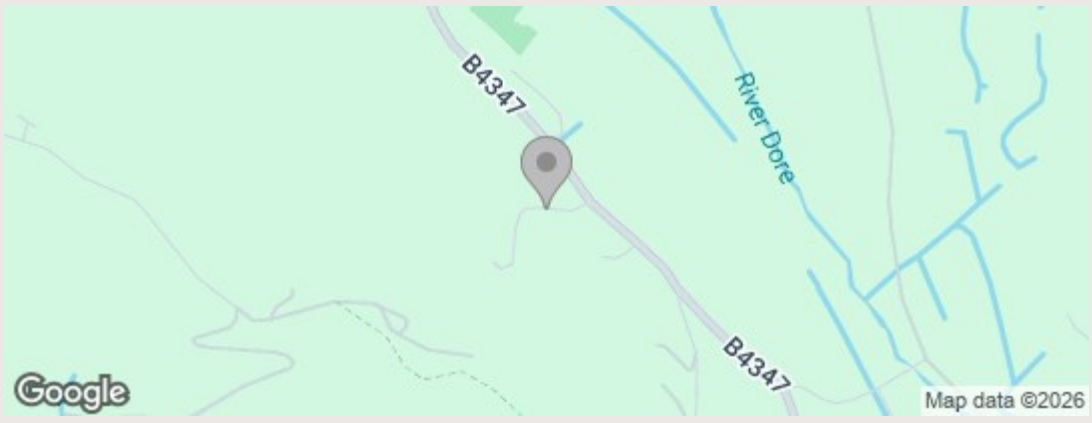
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Notes
Private spring water to 30 properties £300 per annum
Potential opportunity to re-development the stables to an annex.
Right of access over pub car park
West boundary public footpath " Public footpath across rear lawn (never used) New footpath created in adjoining field to avoid crossing the land.
Commoners rights:- Estovers, geese gazing and bracken for animal bedding

Directions
From Hereford follow Victoria Street A49, turn slightly right onto Belmont Rd (A465) continue on this road for 7 miles, turn right onto B4347 towards Abbey Dore, go through the village until you come a signpost with Abbeydore Abbey, turn left continue on B4347until you meet a crossroads stay on the right hand lane, until you reach the Neville Arms car park (pub Closed), Bear right in front of the pub and you will see a 5 bar gate, which is the Driveway. For sat nav use HR2 0AA.