



## OAKLEIGH RIDGEHILL

HEREFORD HR2 8AG

£675,000  
FREEHOLD

Occupying a glorious rural location, with truly spectacular views, a 3 bedroom detached cottage, with excellent scope for extension/improvement and with an extensive range of outbuildings, gardens and grounds extending to just over 4 acres.



# OAKLEIGH RIDGEHILL

- Attractive detached cottage
- Glorious rural location
- Spectacular views
- 3 bedrooms
- Range of outbuildings
- Just over 4 acres



## Property Description

Oakleigh is an attractive detached cottage occupying a lovely, elevated rural location with amazing views and yet under 3 miles from the City Centre of Hereford.

The spread out parish of Ridgehill encompasses a variety of different styles of properties and is well placed for amenities on Holme Lacey Road, such as shops, a filling station and public house, also well placed for access to the Rotherwas Industrial Estate and within Much Birch (3 miles) there is a primary school, doctors' surgery and church.

The original cottage has been updated and extended, and has oil-fired central heating and double-glazing, but offers excellent scope for further extension, updating or even the potential for the construction of a replacement dwelling (subject to planning consent). There are well established gardens and enclosed paddocks which extend to just over 4 acres and there are numerous outbuildings.

'A little piece of heaven' and has been offered to sell for the first time since the 1970s and the truly spectacular views really do have to be seen to be appreciated.

## Canopy Porch

With door to the

## Entrance Hall

With an open tread staircase and radiator.

## Open Plan Split Level Lounge/Dining Room

The dining area has a radiator, store cupboard and windows to the front. The lounge has a range-style open fireplace with stone surround, tiled hearth, radiator, bay window to rear and sliding door into the

## Study/Sitting Room

With radiator and door to the rear.

## Shower Room

With tiled walls, shower cubicle with electric shower, wash-hand basin, WC, ladder-style radiator, wall-mounted electric heater and window.

## Inner Hallway/Pantry/Scullery

With door to walk-in pantry and scullery with ladder-style radiator and window.

## Kitchen/Breakfast Room

Full height ceiling with exposed timbers. Oak-style base and wall-mounted units with work surfaces, tiled splashbacks, sink unit, plumbing for dishwasher, built-in electric oven and microwave/grill, two radiators, door to the front and Velux window.

## Utility Room

With window, oil central heating boiler, door to workshop.

## First Floor Landing

## Bedroom 1

Radiator, windows to front and side.

### Bedroom 2

Fitted wardrobes and store cupboards, radiator and window to rear.

### Bedroom 3

With radiator, bed base, window to front.

### Bathroom

With raised bath and electric shower, tiled surrounds, wash-hand basin with cupboard under, radiator, storage cupboard and window to rear.

### Separate WC

Low flush suite, radiator and window.

### Outside

The property is approached by a wooden 5-bar gate leading to a sweeping driveway with conifer trees to either side and a gravel parking and turning area. There is a corrugated carport with storage area and adjoining storage sheds. Immediately to the front of the property is an enclosed concrete courtyard with a pole barn and concrete livestock pen, together with a corrugated barn and, adjoining the property, a lean-to potting shed. There is a kitchen garden with raised beds, soft fruit frame, a small orchard with numerous apple trees, a greenhouse and an enclosure with a small wildlife pond. Immediately to the rear of the property there is a raised paved patio with brick retaining wall. To the southern side of the property is a lawned garden, beyond which is a pasture paddock which is enclosed by stock proof fencing and has numerous field shelters and a log store.

### Directions

///area.cone.lights

### Outgoings

Water rates are payable. Private drainage.

### Tenure & Possession

Freehold - vacant possession on completion.

### 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.

### 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

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

## OAKLEIGH RIDGEHILL





Total area: approx. 155.1 sq. metres (1669.7 sq. feet)

**EPC Rating: E Hereford Council Tax Band: E**



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>			
(55-68) <b>D</b>			65
(39-54) <b>E</b>		39	
(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

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