



Rock Cottage Priors Frome, Hereford, HR1 4EG



**Sunderlands**  
Residential Rural Commercial





# Sunderlands

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## Rock Cottage Priors Frome Hereford HR1 4EG

### Summary of Features

- Sought after semi-rural location
- Three bedrooms
- Detached cottage
- Beautiful landscape garden
- Ample parking and garage
- Impressive living room

**Price Guide £400,000**

Welcome to this charming detached cottage located in the sought-after semi-rural area of Priors Frome, Hereford. This delightful property boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living. As you step into this picturesque home, you are greeted by an impressive living room, perfect for relaxing or entertaining guests. The property also features a beautiful landscaped garden, ideal for enjoying the outdoors and hosting gatherings in the warmer months. One of the standout features of this property is the ample parking space and garage, providing convenience and security for your vehicles. Whether you have a growing family or simply enjoy the tranquillity of rural living, this property offers a perfect blend of comfort and charm.

### Situation

This detached cottage occupies a great position in the small hamlet of Priors Frome which lies in the larger settlement of Dormington, about 5 miles east of the Cathedral City of Hereford, and with a lovely westerly outlook with The Black Mountains beyond. In Dormington there is a church, bus service and in nearby Mordiford (1.5 miles) there is also a public house, primary school and in Bartestree (2 miles) there is also a shop, a nursery and the property is also in the catchment area for Bishop's secondary school.

### Accommodation

The well-presented accommodation comprises:

#### Entrance Hall

Leading to all principal ground floor rooms and a useful storage cupboard.

#### Kitchen/Breakfast Room

Fitted with a range of matching wall and base units, under counter space for white goods and

fixed electric oven, sink drainer unit, two windows overlooking the garden and space for a breakfast table and chairs.

### Living Room

A generous size room providing space for large furniture, three windows flooding the room with natural light, a centre piece stone fireplace surround with multi fuel burning stove.

### Dining Room

With two windows and a door to the front of the property, understairs cupboard and stairs rising to the first floor.

### Shower Room

Fitted with the three piece suit including, shower cubicle, WC and wash hand basin.

### Utility

With base units with countertop over, sink drainer unit and space for additional white goods.

### Landing

With window to the front aspect and large airing cupboard.

### Bedroom One

A double bedroom fitted with built in wardrobes and window overlooking the beautiful countryside.

### Bedroom Two

A double bedroom with space for large furniture and window overlooking the front aspect.

### Bedroom Three

A single bedroom with a window to the rear aspect overlooking the garden.

### Bathroom

Fitted with a three piece suit which includes, bath with shower over, WC and wash hand basin.







## Outside

A driveway providing plenty of parking in turn leads to the garage, the main house and the beautiful gardens. The rear garden is a particular feature of this property and is made up of areas of lawn with well stocked vegetable beds, flowers and plants. A pathway leads towards the end of the garden where a small orchard can be found. The garage provides space for a small vehicle and measuring 5.02m x 3.05m, there is also a useful workshop at the back which has separate access. To the far right of the property is a useful storeroom measuring 3.20m x 2.05m.

## Services

Mains water and electricity are connected to the property. Private drainage to septic tank and solid fuel central heating.

Mains gas is to the property although not being used by the current vendors.

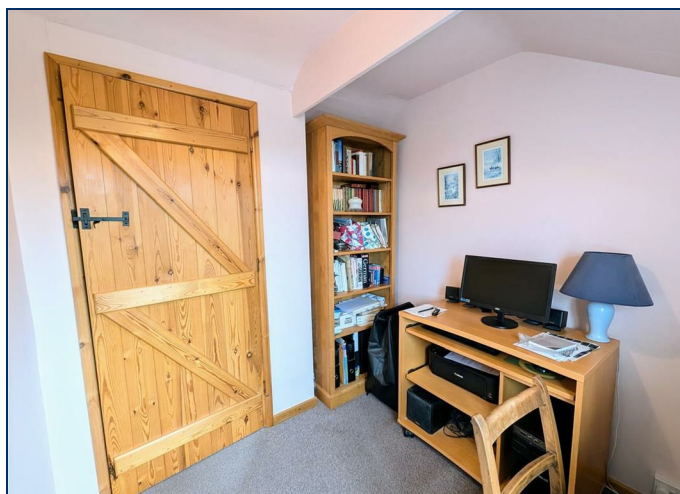
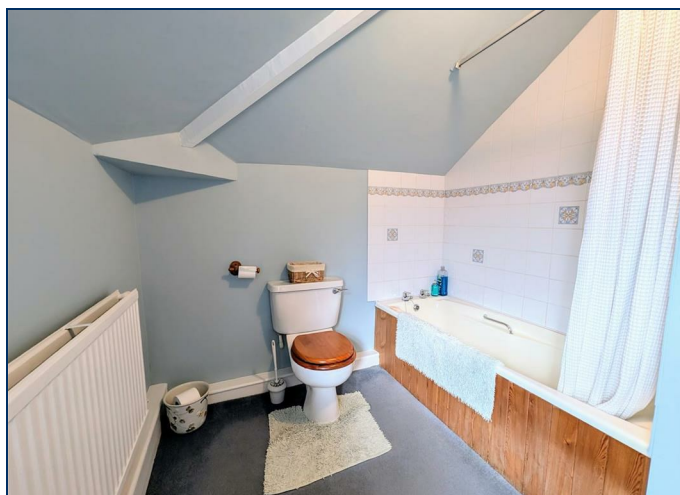
Herefordshire council tax band – E

## Tenure

Freehold.

## Directions

From Hereford City proceed east onto A438 Ledbury Road, turn right onto B4224 Eign Road which in turn goes onto Hampton Park Road, and after approximately 3 miles and upon entering Mordiford turn left towards Dormington, after approximately one mile turn right onto Larport Lane, turn left onto Sufton Lane and the property can be found on the left hand side as indicated by the Agents For Sale Board.















Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUpp.

## Sunderlands

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## 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>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.