



WOODMIST COTTAGE

LOWER MAESCOED, HEREFORD HR2 0HP

£485,000
FREEHOLD

Extended detached cottage set in a glorious rural location with spectacular views across open countryside with 2/3 bedrooms, 3 reception rooms, modern shower room, oil central heating, gardens and grounds of approximately 0.5 acre.



WOODMIST COTTAGE

- Sought after rural location
- Two/Three bedrooms, modern shower room
- Oil central heating & double glazing
- Fantastic countryside views
- Extended detached cottage
- Gardens of approx. 0.5 acre



Introduction

Nestled within approximately 0.5 acre of delightful gardens, Woodmist is a charming two/three-bedroom detached cottage brimming with character and rural appeal. Enjoying a peaceful setting just a short distance from the highly sought-after village of Ewyas Harold, this attractive home offers a wonderful blend of period charm and versatile living accommodation.

The accommodation comprises a spacious lounge, a well-appointed kitchen/breakfast room, a light-filled garden room, and a versatile snug which could equally serve as a home office or ground-floor third bedroom. A downstairs cloakroom adds further practicality. To the first floor are two generous double bedrooms and a stylish modern shower room.

Surrounded by mature gardens and enjoying a wonderful sense of privacy, Woodmist offers an idyllic countryside lifestyle while remaining conveniently close to local amenities. A rare opportunity to acquire a characterful detached cottage in a desirable rural location.

Ground Floor

With double glazed French doors leading into the

Garden Room/Reception Hall

A lovely garden room also used as a spacious entrance hall with wood effect flooring, radiator, space for seating with fantastic storage space for coats and shoes, double glazed windows overlooking the garden area, two wall lights and entrance door into the

Kitchen/Breakfast Room

Comprising a range of fitted wall and base units, ample work

surface space over with tiled splash backs, stainless steel sink and drainer unit, space for freestanding full height fridge and freezers, under counter space for washing machine and tumble dryers, range style cooker with five ring gas hob (lpg gas), electric oven with cooker hood over, ample space for dining, two radiators, dual aspect double glazed windows, two velux windows, double glazed door to the rear and stairs down to the

Inner Hallway

With carpeted stairs leading up, ceiling light point, built in under stair storage, radiator, double glazed window, steps with door to the w/c and step down to the

Spacious Lounge

A fantastic space with an array of character with inglenook style fireplace with wood burning stove and tiled hearth, an array of characterful beams, exposed stone walling, two radiators, four wall lights, two double glazed windows and door to the front, a door with storage and a door leading into the

Snug/Bedroom Three

A flexible space currently set up as a snug but could be utilised as a home office or ground floor bedroom with two wardrobes and fitted bookshelf's, wood effect flooring, dual aspect double glazed windows and door out to the front, radiator and two wall lights.

Cloakroom

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, double glazed window, ceiling light point and large built in storage cupboard with oil central heating boiler and hot water cylinder.

First Floor Landing

With fitted carpet, radiator, two wall lights, large storage cupboard with fitted shelving, characterful beams and doors to

Bedroom One

A spacious main bedroom with two double fitted wardrobes with mirrored sliding doors, exposed stone wall, double glazed window with fantastic countryside views, feature beams, radiator and wall light.

Bedroom Two

A spacious second bedroom with fitted carpet, radiator, two wall lights, dual aspect double glazed windows and fitted wardrobes.

Shower Room

A modern fitted shower room comprising a large wall in shower with tiled surround and mains fitment shower head over, pedestal wash hand basin with mirrored storage cabinet and light over, low flush w/c, chrome heated towel rail, double glazed window, fitted storage cupboard and loft hatch with pull down ladder.

Outside

Set in approximately .5 of an acre and accessed via double opening 5 bar wooden gates, leading to the ample off road parking. There is a good sized area of lawn with an array of trees and shrubbery. There are two large wooden storage sheds, outside oil tank and septic tank. There is a pathway around the whole of the garden with a fantastic patio area perfect for entertaining.

Directions

What3words//. flagging.occupy.theme

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water and electricity are connected. Oil-fired central heating. Private drainage system.

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.

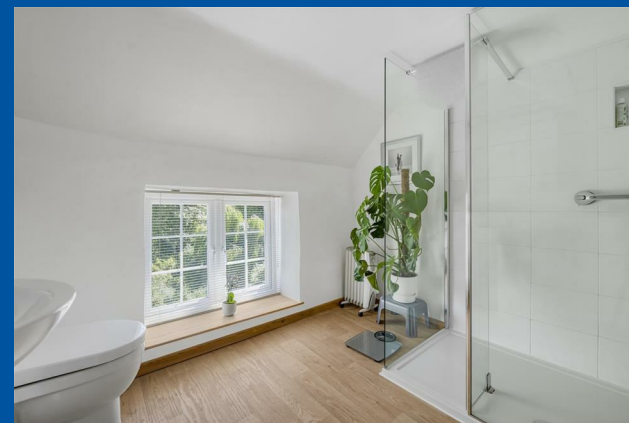
Tenure & Possession

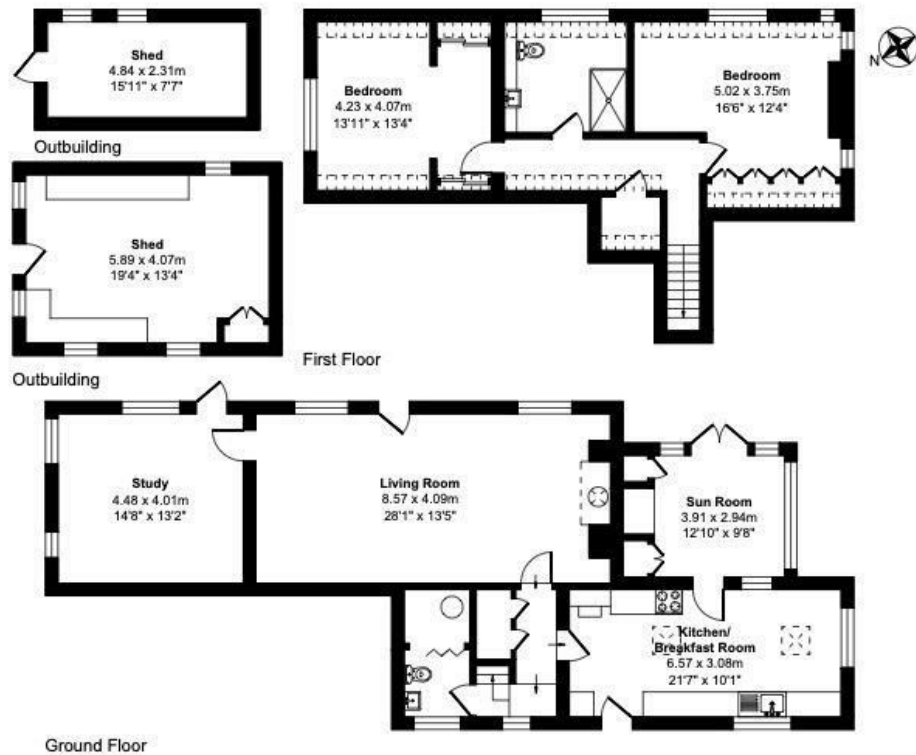
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

WOODMIST COTTAGE





Total Approx. Area: 194.7 m² ... 2096 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should not be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: F Hereford Council Tax Band: D

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

