



Wood Cottage Wormelow, Hereford, HR2 8EQ

 **Sunderlands**  
Residential Rural Commercial



## Wood Cottage Wormelow Hereford HR2 8EQ

### Summary of Features

- Detached cottage
- Four bedrooms
- Recently extended and refurbished
- Outstanding views
- Spacious entertaining areas
- No onward chain

**Asking Price £650,000**

Nestled on the outskirts of the charming village of Wormelow, Hereford, this exceptional detached house offers a unique blend of modern living and traditional character. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking comfort and style. Offering breathtaking, far-reaching views across the countryside, this unique property is sure to capture the hearts of those seeking a tranquil retreat. With spacious living areas, a well-maintained garden, and ample parking, it's an ideal family home. The current owner has lovingly refurbished the property over recent years, culminating with the addition of a new wing to the main house and a much enjoyed separate garage/party barn making the most of these unsurpassed views.

#### Location

The village of Wormelow offers a range of amenities including a village shop, village inn, cricket club and the popular Steiner Academy School is in the next village of Much Dewchurch. Hereford City Centre is approximately 6 miles away and to the south is the charming market town of Ross-on-Wye and connection to the M50 motorway.

#### Accommodation

The well presented accommodation comprises: Entrance hall, cloakroom, kitchen/diner, living room, reception room, two ground floor bedrooms, storeroom, bathroom, two first floor bedrooms and family bathroom.

#### Entrance hall

A welcoming space with the benefit of a store cupboard.

#### Cloakroom

Adjoining the entrance hall is a useful cloakroom, fitted with WC and wash hand basin, it enjoys ample space for boots & coats.

#### Kitchen/diner

One of the many stand out rooms in the property, with stunning views and the perfect place to entertain family or friends. The kitchen is fitted with a bespoke range of matching base units, with integrated appliances, sink drainer unit, gas hob, electric oven and additional there is space for a large freestanding fridge freezer. Another feature of this room is the dual aspect wood burning stove connecting the kitchen and living room.

#### Living room

At the heart of this property is the wonderful living room, a place to relax after a long day. A bright, cozy space featuring the same central wood-burning stove and dual-aspect windows.

#### Reception room

A versatile room, ideal as an office, playroom, or additional sitting area, with an original fireplace and access to the first floor.

#### Bedrooms three & four

Two double bedrooms which have been beautiful decorated and are located on the ground floor. Each of the bedrooms have space for free standing furniture and windows facing either the East or West aspect.

#### Bathroom

The ground floor bathroom has been fitted with a newly appointed, walk-in power shower, WC, and basin.

#### Utility

A handy storage space with Belfast sink, plumbing for appliances, fitted units worktop and further coat racks.

#### First floor

##### Bedroom one

A spacious double bedroom with an original fireplace, large, fitted wardrobe with drawers and dual-aspect views.

##### Bedroom two

Across the landing from bedroom one, this additional double bedroom is filled with natural light from the East, West and South facing windows.

##### Bathroom

A similar style to the ground floor bathroom, this first floor family bathroom is fitted with a large bath, power shower, WC, basin, as well as a useful storage cupboard.

#### Outside

Approached via a rural farm track, suitable for most cars, Wood Cottage boasts ample parking and sits atop a hill, offering breathtaking views across Herefordshire and beyond. The garden is a delightful space, mainly laid to lawn and enclosed by fencing, with a variety of planted shrubs, flowers, and trees adding colour and interest



throughout the year. Several paved areas provide the perfect spots for outdoor entertaining and enjoying the sunshine, with access to both sides of the property, allowing for uninterrupted views across Wormelow and beyond. The garage offers useful storage space, complete with power and lighting. The one-of-a-kind entertaining room is a standout feature, ideal for hosting gatherings whether during the festive season or on warm summer evenings. Equipped with a kitchenette, a woodburning stove, and large windows that frame the stunning garden and distant views, this space is perfect for those who love to entertain in a truly unique setting.

### Services

Mains electricity.

Private drainage (treatment plant).

Private gas supply for cooking.

Oil-fired central heating.

The water supply to Wood Cottage comes from the neighbouring property, where mains water is pumped into a holding tank and then gravity-fed to the cottage. This arrangement, in place for decades, is legally formalised.

Herefordshire council tax band - D

Tenure - Freehold

### Directions

Proceed south from Hereford along the A49, signposted towards Ross-on-Wye and Abergavenny. After approximately 3 miles, turn right off the A49 onto the A466, signposted Monmouth and Wormelow. Continue along this road for just under a mile and turn right opposite Wormelow Garage. Proceed down the track running along the left hand side of what was Simply Stunning Furniture. Turn left over the cattle grid. Continue along this track and turn right where the road forks. The property can be found at the end of this lane.

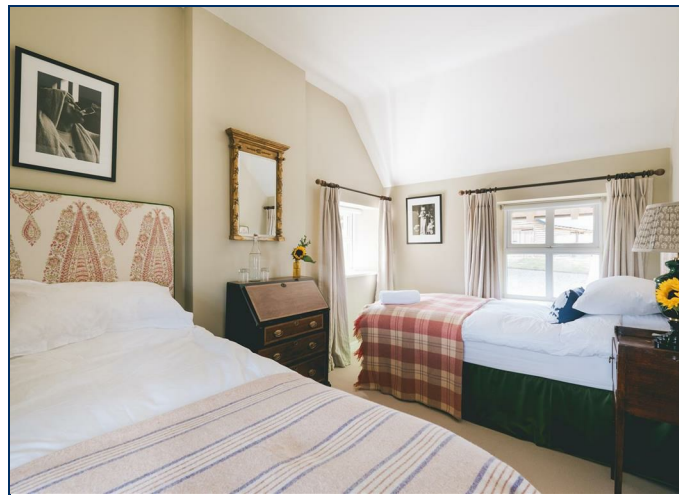
What3Words: ///voting.meal.submerge

### Agents notes

Rights Of Way - A public footpath runs past the boundary of the house to the rear. However, the footpath is not on the property.

### Anti-Money Laundering

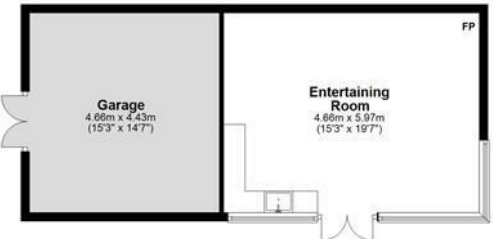
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.











Total area: approx. 187.7 sq. metres (2020.1 sq. feet)  
Floor plan produced for identification only. Not to Scale.  
Plan produced using PlanUp.

**Sunderlands**

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.