



Jonathan Wright  
estate agents



**Berrington Cottage The Moor, Bodenham, Herefordshire HR1 3HT. £525,000**

**Berrington Cottage The Moor  
Bodenham  
Herefordshire  
HR1 3HT**

**£525,000**

### **PROPERTY FEATURES**

- Detached Character House
- 4 Bedrooms, One with En-Suite
- Dining Room
- Lounge
- Sunroom
- Luxury Kitchen/Breakfast Room
- Ground floor Cloakroom/W.C.
- Family Bathroom
- Garage/Workshop & Parking for Several Vehicles
- Large Gardens



**To view call 01568 616666**



A detached and extended character property situated in the sought after village of Bodenham, offering gas fired centrally heated accommodation having a front entrance porch, reception hall, lounge, separate dining room, sunroom, luxury fitted kitchen with appliances, utility room, ground floor cloakroom/W.C. and on the first floor 4 good size bedrooms, en-suite/shower room, family bathroom and outside large lawned gardens and patios, a driveway to front with parking for several motor vehicles, a large detached garage/workshop and all within walking distance of Bodenham's amenities. The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents.

Details of Berrington Cottage, The Moor, Bodenham are further described as follows:

The property is detached and has many character features and has a leaded double glazed entrance door to front opening into a porch with a door leading into a reception hall.

The reception hall has exposed timbers, a useful under stairs office space and a door opening into the dining room.

The dining room has exposed timbers, wooden flooring, window to rear and double opening French doors also to rear.

A door from the dining room opens into the lounge. The lounge has a feature fireplace, Clearview wood burning stove inset, window to front, exposed timbers and a door opening into the sunroom.

The sunroom has several windows, roof lights, wooden flooring and double opening French doors into the garden.

From the dining room a glazed panelled door opens into the kitchen/breakfast room. The luxury kitchen has units to include a one and half bowl, sink unit, working surfaces to either side and plenty of base units with cupboards and drawers. There is a built-in dishwasher, a built-in fridge in a tall housing unit, a wine cooler, an inset electric induction hob, double fan assisted oven with grill, warming drawer under and a microwave over. There are eye-level cupboards with under lighting, ceiling downlighters, exposed timbers, window to front and a window to side.

A door from the kitchen/breakfast room opens into the utility room having an inset sink unit, base units under, space and plumbing for a washing machine eye-level cupboards and a wall mounted Worcester boiler heating hot water and radiators and a door to

side and a window to rear. The utility room has a door opening into a ground floor cloakroom/W.C. The Cloakroom/W.C. has a W.C. and a wash hand basin.

From the reception hall a staircase rises and turns up to the first floor landing having ceiling downlighters and doors off to bedrooms.

Bedroom one has exposed timbers, window to front, a door into a walk-in wardrobe with hanging rail and shelving, 2 radiators and a door opening into an en-suite/shower room.

The en-suite/shower room has a shower cubicle, vanity wash hand basin, low flush W.C. and a window to rear.

Bedroom two is a double bedroom having a window to front.

Bedroom three has a window to rear, door to an airing cupboard and a door to side opening into a wardrobe.

Bedroom four has exposed timbers, a large built-in cupboard and a window to front.

Off the landing a door opens into the bathroom having a suite of a panelled bath, Mira electric shower over, vanity wash hand basin, enclosed low flush W.C. and an opaque window to rear.

#### OUTSIDE.

The property is approached to the front with a tarmacadam driveway with parking for several motor vehicle. There is easy access from the drive into a large garage/workshop.

#### GARAGE/WORKSHOP.

Having an electric up and over front door, concreted floor, power, lighting and a door opening into the garden to side.

At the rear of the garage is a log shed and a garden shed, also a greenhouse, gardens and a canopy porch over the door from the utility room

#### REAR GARDEN.

A gate open to the rear garden having a flagged patio area, low stone retaining walls, lawned gardens, floral and shrub borders, mature trees and a summer house with electric and heating.

#### SERVICES.

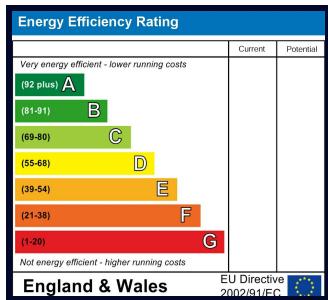
All mains services are connected.

## ROOMS AND SIZES

Reception Hall	
Dining Room	3.84m x 3.05m (12'7" x 10')
Lounge	5.23m x 3.81m (17'2" x 12'6")
Sunroom	3.51m x 3.15m (11'6" x 10'4")
Kitchen/Breakfast Room	4.72m x 3.73m (15'6" x 12'3")
Utility Room	2.74m x 1.83m (9' x 6')
Ground Floor Cloakroom/W.C.	
Bedroom One	3.56m x 3.40m (11'8" x 11'2")
En-Suite	
Bedroom Two	3.76m x 3.15m (12'4" x 10'4")
Bedroom Three	3.15m x 2.95m (10'4" x 9'8")
Bedroom Four	2.74m x 1.83m (9' x 6')
Bathroom	
Garage/Workshop	7.32m x 3.35m (24' x 11')
Rear Garden	

## PROPERTY INFORMATION

Council Tax Band - E  
Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.