



OLD PEARTREE COTTAGE WELLINGTON

HEREFORD HR4 8AZ

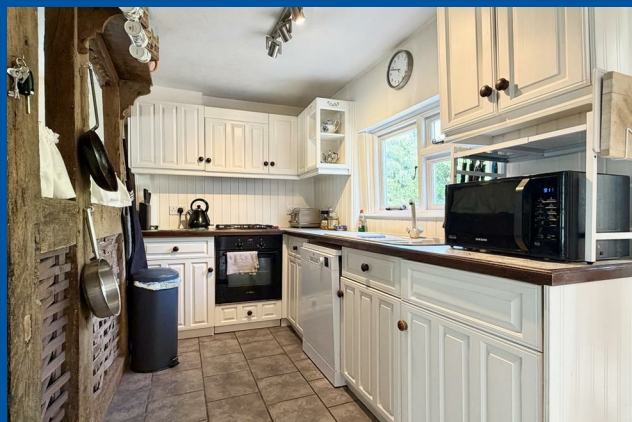
£380,000
FREEHOLD

Peacefully situated in the heart of this highly sought-after village location, an impressive 2 bedroom black and white detached cottage. The property which offers a wealth of character and charm has the added benefit of gas central heating, 2 reception rooms, sun room, kitchen and useful cellar, attractive landscaped gardens, off-road parking, garage/workshop/studio and to fully appreciated this property we strongly recommend and internal inspection.



OLD PEARTREE COTTAGE

- Sought after village location
- Detached black & white cottage
- Two double bedrooms, three receptions
- Attractive landscaped gardens
- Garage & driveway
- Ideal home for those looking to downsize
- Viewing advised
- No onward chain



Ground Floor

With entrance door leading into the

Entrance Porch

With mat-well, side windows, electric light and glazed panelled door to the

Lounge

With fitted carpet, radiator, range of exposed timbers, double-glazed window to the front aspect, feature recessed fireplace with tiled hearth, display mantel and feature wood burning stove, feature wattle and door, further double glazed side window, door with staircase leading down to the cellar and open-plan access to the

Kitchen

With 1 1/2 bowl sink unit with mixer tap over, range of wall and base cupboards, work surfaces, tiled floor, central spotlighting, double glazed window overlooking the rear garden, built-in oven and four ring gas hob, built-in refrigerator, space and plumbing for dishwasher, carpeted staircase for the first floor, central heating thermostat and glazed panelled doors leading to the

Garden Room

With tiled floor, double-glazed windows, power and light points and double doors to the rear garden.

Carpeted stairs lead from the lounge to the

Dining Room

With exposed floorboards, double glazed window to front aspect, radiator, feature fireplace with hearth and gas coal-effect living flame fire and exposed timbers.

Inner Hallway

With tiled floor, useful understairs cupboard and door to the

Bathroom

With suite comprising panelled bath with shower attachment over and tiled wall surround, low flush WC, pedestal wash hand basin, radiator, tile floor, double glazed window, access hatch to useful loft storage space and built-in airing cupboard also housing a new Worcester Bosch central heating boiler.

Cellar

With stone flagged floor, power and light points, ample storage space, shelving and really good ceiling height.

First Floor Landing

With fitted carpet, a wealth of exposed timbers, access hatch to loft storage space and wardrobe with hanging rails and electric light, steps lead down into the

Main Bedroom

An impressive light and airy room with fitted carpet, radiator, a wealth of exposed timbers, glazed windows to the front aspect enjoying a pleasant outlook and a range of fitted wardrobes/store cupboards.

Bedroom Two with Cloakroom

With fitted carpet, a wealth of exposed timbers, radiator, glazed window to the side enjoying a pleasant outlook and folding door to the cloakroom comprising with low flush WC, wash hand basin with tiled splash back and storage below.

Outside

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs with a pathway leading to the front entrance door.

To the side of the property there is a good-sized driveway providing ample off-road parking facilities with useful log store, gate providing access to the rear and also access to the fully insulated Detached Garage offering flexibility and potential with double doors to the front & personal door the side, power and light points, ample storage space, glazed windows to the side and rear, useful sink unit, space and plumbing for washing machine and Cloakroom with low flush WC, wash hand basin and glazed window.

To the immediate rear of the property there is a small manageable paved area perfect for entertaining, a trellis archway leads through to the attractive rear garden which is mainly laid to lawn bordered by a variety of flowers and shrubs and well enclosed by fencing, hedging and trees.

Directions

Proceed north out of Hereford City on the A49 Leominster Road, after approximately five miles turn left signposted to Wellington, proceed through the village and Old Pear Tree Cottage is on your right-hand side after approximately 600 yards.

Agents note

The property is NOT Grade II Listed and has no onward chain.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Separate private water system (well - used for gardening).

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.

Money Laundering

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

OLD PEARTREE COTTAGE





Total area: approx. 137.3 sq. metres (1477.6 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Old Pear Tree Cottage, Wellington, Hereford



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E Hereford Council Tax Band: C

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

