





Cottage - Freehold

ROSE COTTAGE DOCKLOW, LEOMINSTER, HR6 0RU

£400,000

FEATURES

- Delightful Detached Cottage
- Convenient Rural/Village Location
- 3 Bedrooms
- Generous Living Space
- Attractive Gardens
- Garage and Parking

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Flint & Cook

3 Bedroom Cottage located in Leominster

Entrance Hall
With radiator and full-length window overlooking drive and a wide archway with exposed oak timbers leading to the

Snug/Study
With patio doors to the garden and a wide archway into the

Lounge
With a recessed fireplace and Clearview wood burning stove and flagstone hearth, fitted bookshelves and display shelf, radiator, 2 leaded glazed windows to the side, door to the inner hall and an archway leading through to the

Garden Room
A lovely space which overlooks the garden and has 2 radiators and exposed stonework.

Inner Hall
With staircase leading to the first floor, central heating thermostat, doors to the lounge, kitchen and to the

Shower Room
With WC, wash hand basin, shower cubicle with mains fitment and glass screen, radiator, access hatch to the roof space and extractor fan.

Kitchen/Dining Room
The kitchen area is fitted with base and wall-mounted units, work surfaces with tiled splash backs, 1 ½ bowl sink unit, built-in electric double oven and 4-ring electric hob with extractor hood over. There are 3 windows, a radiator and a walk-in under stairs storage cupboard housing the electric fuse board and door to the

Utility Room
With tiled floor, sink unit, plumbing for dishwasher, 2 windows, hatch to roof space, door out to the rear, pantry with shelving, former larder with window and plumbing for a washing machine.

First Floor Landing
With hatch to the roof space, radiator, central heating programmer, airing cupboard housing the gas-fired central heating boiler and hot water cylinder.

Bedroom 1
With a built-in wardrobe, radiator and 2 windows.

Bedroom 2
With a built-in wardrobe, radiator and 2 windows.

Bedroom 3 - currently a study
With radiator and window.

Bathroom
Fitted with a white suite comprising a shower bath with electric fitment, mixer tap and glass screen, wash hand basin, WC, built-in storage units, shaver and light point, extractor fan, boarded walls and a window with a lovely outlook.

Outside
The property is approached via a private tarmac driveway that leads to a parking and turning space.

Detached Garage
With light and power, eaves storage space and side entrance door.

Rose Cottage stands in a lovely garden, primarily lawned and stocked with a range of ornamental shrubs and trees and all enclosed by hedging. There is a paved patio, garden shed, log store, outside lights, a greenhouse and 2 taps.

Property Services
Mains water, electricity, and gas are connected with gas-fired central heating and a private drainage system.

Outgoings
Water and drainage rates are payable.

Directions
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From Bromyard proceed on the A44 towards Leominster, continue past the King's Arms and the property is located on the right hand side just before the entrance to Docklow Pools.

Viewing Arrangements
Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

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









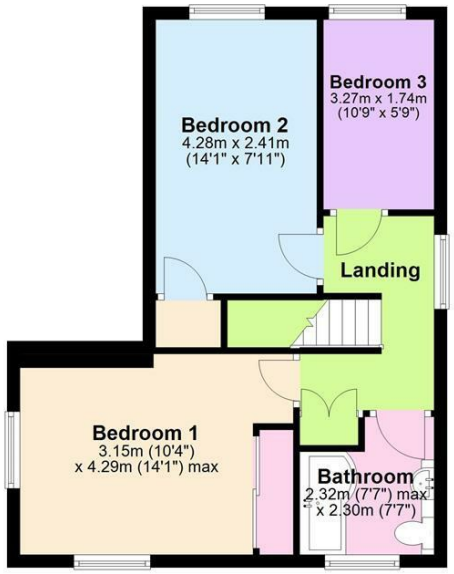
Ground Floor

Approx. 81.1 sq. metres (872.6 sq. feet)



First Floor

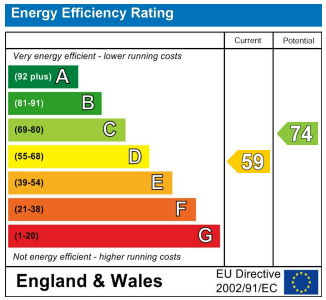
Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 124.6 sq. metres (1341.2 sq. feet)

Rose Cottage, Docklow, Leominster, Herefordshire





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 are advised to recheck the measurements.