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4 Bull Farm Cottages, Letton, Herefordshire, HR3 6DH

Set in rural west Herefordshire countryside about 12 miles from the city between Hereford and Hay-on-Wye enjoying a countryside view to the rear, a four bedroom detached house which has the benefit of a generous garden area and garage.

£360,000 (Freehold)

Residential Sales

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LOCATION

Letton is a rural hamlet located about 12 miles west of the Cathedral city of Hereford. Neighbouring villages including Eardisley and Staunton-on-Wye combined offer a range of amenities, including primary school and doctor's surgery. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments. The bordering towns of Hay-on-Wye and Kington are located to the west and north west respectively and offer further amenities.

DESCRIPTION

The subject property is a modern detached house which is presented in good order throughout. The property is double glazed and has the benefit of modern electric heaters on the ground floor and night storage heaters on the first floor. The rooms are well proportioned and the ground floor accommodation is approached via an entrance hall, off which there is a cloakroom, stairway to the first floor, good sized living room and kitchen/breakfast room, utility area, first floor landing with access to four bedrooms, ensuite to the master bedroom and bathroom. On the Bull Farm Cottage development there are just four homes comprising two detached houses and a pair of semis. From the rear of the property, an outlook across glorious Herefordshire countryside to tree lined rising countryside in the far distance. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance porch with two pillars and composite door with leaded and double glazed upper panels to the;

Reception Hall

With electric radiator, stairs to first floor, laminated flooring and door to the;

Sitting/Dining Room

7.09m (23'3) x 3.51m (11'6)

With front and side aspect double glazed windows, rear aspect double glazed french doors opening to the rear garden, wood burning stove with brick surround, coved ceiling, TV point and wall mounted electric radiator.



Kitchen/Breakfast Room

3.4m (11'2) (plus door recess) x 3.23m (10'7)

With rear aspect double glazed window, a range of units comprising one and a half bowl stainless steel sink drainer unit with work surface, splashback, a range of wall and base mounted units, integrated electric oven and hob with cooker hood over, integrated dishwasher, space for upright fridge/freezer, wall mounted electric radiator, inset spotlights, laminated flooring and door to utility room.



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Utility Room

3.1m (10'2) x 1.63m (5'4)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, base units under, plumbing and space for washing machine, space for tumble dryer, extractor fan, laminated flooring, door to the garage and garden.



Cloakroom

1.98m (6'6) x 1.07m (3'6)

With low flush WC, wash hand basin with tiled splashbacks, laminated flooring and extractor fan.

ON THE FIRST FLOOR:

Landing

With front aspect double glazed window, wall mounted night storage heater and doors to bedrooms and bathroom.

Bedroom 1

3.86m (12'8) x 3.53m (11'7)

With front aspect double glazed window, night storage heater, coved ceiling and door to ensuite shower room.



En-Suite Shower Room

With front aspect double glazed window, double shower cubicle with electric shower, low flush WC, pedestal mounted wash hand basin, heated towel rail and partially tiled wall surround.

Bedroom 2

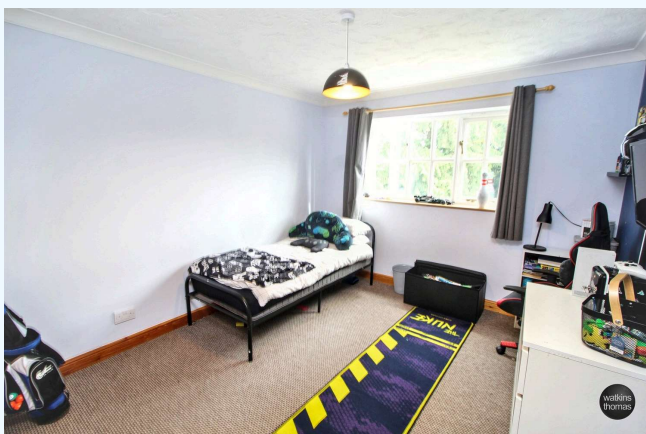
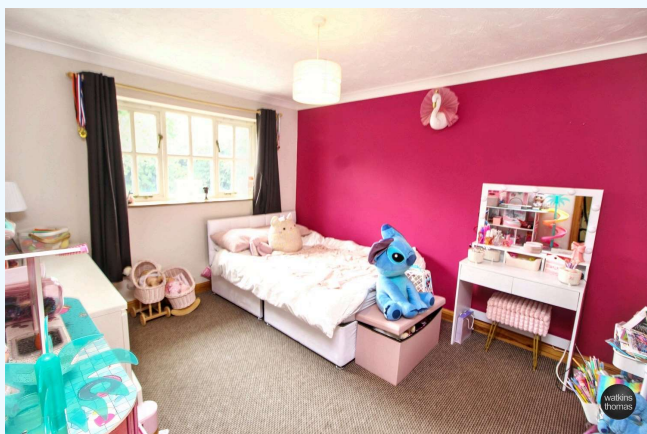
3.84m (12'7) x 3.07m (10'1)

With front aspect double glazed window, night storage heater and coved ceiling.

Bedroom 3

3.53m (11'7) x 3.12m (10'3)

With side aspect double glazed window, built in wardrobe, night storage heater and coved ceiling.



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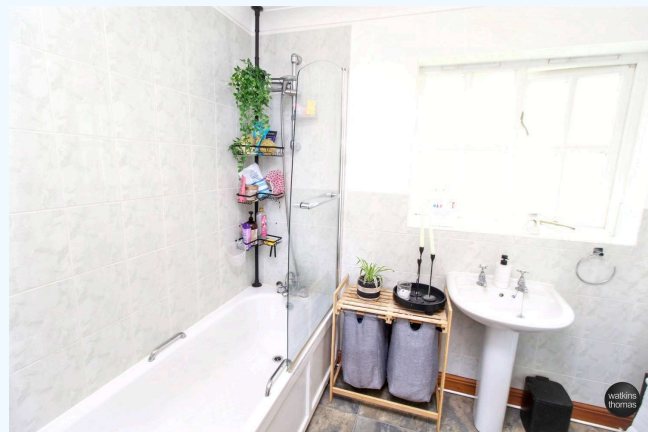
Bedroom 4

3.12m (10'3) x 3.1m (10'2)

With rear aspect double glazed window, night storage heater and coved ceiling.

Bathroom

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, glass shower screen, low flush WC, pedestal mounted wash hand basin, partially tiled wall surround, coved ceiling, night storage heater and vinyl flooring.



OUTSIDE:

A shared entrance area leads to a car parking space, beyond which is an attached garage measuring 17' 6 x 10' 2 and with a ceiling height of 8' 6, with up and over door, power and lighting.

To the front of the property there is a lawned garden area. To the left hand side of the property is a pathway which gives access to the rear garden, where there is a patio area with picket fence and steps leading to the main garden which is laid to lawn. From this area, a fine outlook is enjoyed across agricultural land and rising tree lined countryside in the distance.

At the lower level, there is a further expanse of lawn, a garden storage shed and a decked area.



COUNCIL TAX BAND D

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

Estate Agent's Note

The property has had flood water enter the ground floor in February 2020 in what was described as an exceptional circumstance. A small amount of water entered the property, causing no lasting damage. Flood mitigation works have now been undertaken by Hereford Council.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is to a shared private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford, proceed west for the length of Whitecross Road. At the roundabout, take the second exit signposted A438 Kings Acre Road. Continue for around 11 miles, having passed through Swainshill and Staunton-on-Wye. In Letton, turn right signposted Kinnersley then after a short distance turn right and the property is located on the right hand side as indicated by the board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

ID / Date

ID42279

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

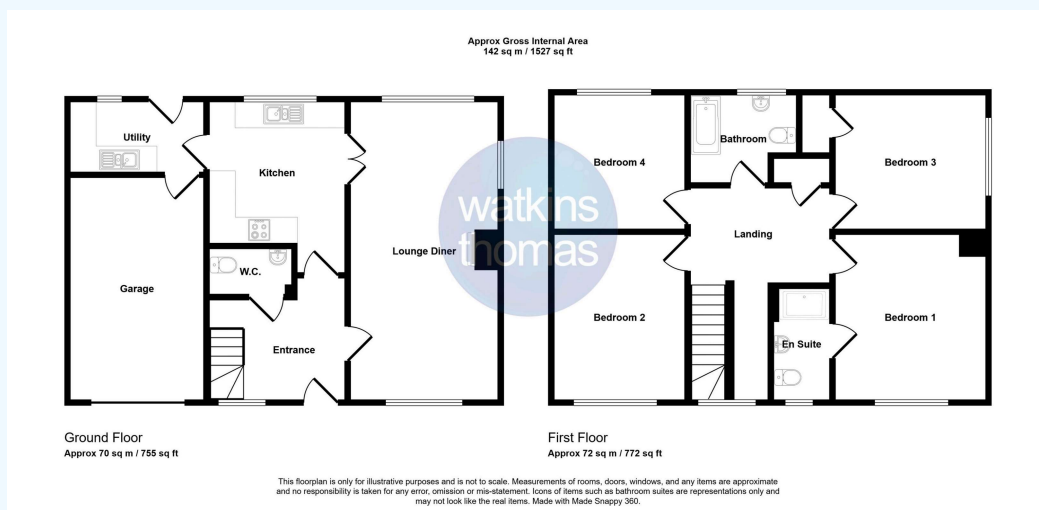
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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