



BLUE COAT COTTAGE

HILLGATES, HEREFORD HR2 8JG

£325,000
FREEHOLD

Pleasantly situated in this popular rural location, a deceptively spacious 3 bedroom cottage-style detached bungalow offering ideal small family or retirement accommodation. The property has the added benefit of oil central heating, impressive living room, good-sized gardens, off road parking and we recommend an internal inspection.



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- Popular rural location
- 3 bedroom cottage-style detached bungalow
- Impressive living room and fitted kitchen
- Good-sized gardens & ample off-road parking
- Oil central heating
- Must be viewed



Reception Hall

With tiled floor, radiator, central heating thermostat, doors to the bedrooms and door to the

Living Room

An impressive space with fitted carpet, 2 radiators, 2 Velux style roof lights, high level double glazed window, feature fireplace with wood burning stove and display mantle over, 2 double glazed windows to the front aspect with shutter style blinds, exposed timbers and door to the

Fitted Kitchen

With single bowl Belfast style sink and mixer tap, a range of wall and base cupboards, ample solid wood work services with tiled splash backs, tiled floor, double glazed window and door to the rear, recessed spot lighting, built in double oven, electric hob with cooker hood over, dishwasher and fridge freezer, breakfast bar and door to the

Utility Room

With work surface with cupboards below, space and plumbing for washing machine, wall mounted oil central heating boiler, tiled floor, upright radiator, double glazed window to the rear and ample storage space.

Bedroom 1

With fitted carpet, radiator, double glazed windows to the front and side aspect, space for wardrobes.

Bedroom 2

With fitted carpet, radiator and a double glazed window to the side.

Bedroom 3

With fitted carpet radiator, double glazed window to the side.

Bathroom

Fitted with a suite comprising a panelled bath with hand held shower attachment and separate shower unit over, glazed screen, pedestal wash hand basin, low flush WC, ladder style towel rail/radiator, tiled floor, double glazed window.

Outside

To the front of the property there is a good-sized driveway with turning area and ample off-road parking. To the side of the property there is a useful store shed and the oil storage tank.

The good-sized gardens which are to the front and side of the property are mainly laid to lawn, all well enclosed by hedging to maintain privacy. There is a raised decked area providing the perfect entertaining space which enjoys fine views across the

surrounding countryside. There is a further garden storage shed.

Property Services

Mains water, electricity, private drainage (septic tank). Oil fired central heating.

Outgoings

Council tax band 'C' - £2,137 for 2025/2026

Water and drainage rates are payable.

Directions

What3Words

///parting.pony.meatballs

Proceed south out of Hereford on the A49 Ross Road, at the top of the Callow turn right sign posted for Wormelow. Continue through Wormelow and after passing the turning right to Orcop Hill Blue coat cottage is on your left hand side after approximately half a mile as you proceed down the hill.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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.

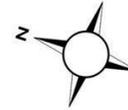
Money Laundering Regulations

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

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Ground Floor
Approx. 77.6 sq. metres (835.3 sq. feet)



Total area: approx. 77.6 sq. metres (835.3 sq. feet)

EPC Rating: E Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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