





CHERRY TREE COTTAGE COLDWELLS ROAD

HOLMER, HEREFORD HR1 1LH

Asking Price £795,000

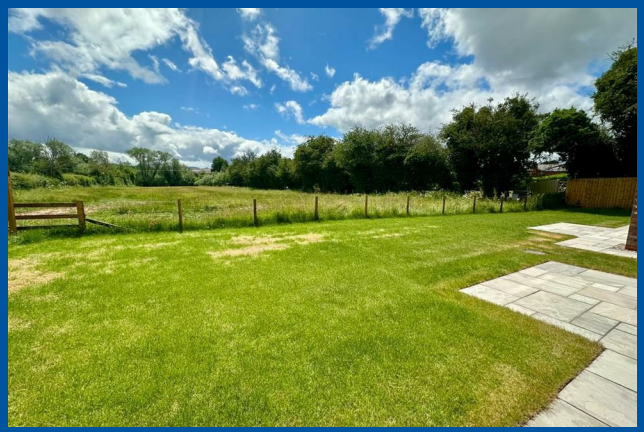
FREEHOLD

Stunning new build detached house with high quality fixtures and fittings throughout, great location on the outskirts of the city, with 4 bedrooms, 2 bathrooms, garage, large driveway, enclosed garden and large paddock. MUST BE VIEWED.

Flint & Cook

CHERRY TREE COTTAGE

• Stunning newly built detached house • Single garage, large driveway • Fantastic location on the outskirts of the City • Four bedrooms, two bathrooms • Ideal home for a family • Enclosed garden and paddock





Introduction

Experience the best of both worlds with this stunning four-bedroom detached new build, perfectly positioned on the peaceful outskirts of Hereford City. Designed for those who crave the serenity of the countryside without sacrificing the convenience of urban amenities, this home offers a rare lifestyle opportunity.

A brand-new build featuring high-specification finishes, energy-efficient systems, and a light-filled, airy layout. Four well-appointed bedrooms provide ample space for a growing family or a dedicated "work from home" sanctuary. The property includes a single garage and a private driveway with multi-vehicle parking.

A particular feature of this property is the separate paddock adjoining the house, offering an excellent degree of flexibility and a range of potential uses.

The paddock is separate from the main rear garden and benefits from its own gated access, providing convenient access for vehicles, equipment or livestock. The land offers an ideal opportunity for those with equestrian interests, with potential for keeping horses or other animals, subject to any necessary permissions and requirements. Alternatively, the paddock could provide an impressive extension to the property's outdoor space, offering scope for a large additional garden, recreational area, informal play space or private outdoor amenity.

Together with the four-bedroom detached new-build home, the paddock provides a rare combination of modern family accommodation and valuable additional land, making this an especially versatile property.

Ground Floor

Open fronted larch porch with tiled floor and composite entrance door leading into the

Entrance Hall

With wood effect flooring, recess spotlights, stairs leading to the first floor with under stair lighting, doors leading to the living room and utility with opening into the

Living Room

A light and airy living room with wood effect flooring, two ceiling light points, double glazed window to the front aspect and large double glazed sliding doors out to the south facing rear patio with views across the rear paddock.

Kitchen/Dining/Family Room

A spacious area for all the family to enjoy with a modern fitted kitchen comprising matching wall and base units with work surface space over, 1 1/2 bowl sink and drainer unit, integrated dishwasher, double electric eye level ovens, fitted island with two hanging lights, breakfast bar and four ring electric hob with internal extractor, large family fridge/freezer, double glazed window to the front, an array of lighting with under cupboard lighting, recess spotlights, two further ceiling light points, door to the side and double glazed sliding doors to the rear.

Utility Room

Fitted with matching wall and base units, work surface over with inset sink unit, under counter space for washing machine and tumble dryer, recess spotlights, door leading out to the rear and door leading into the

Downstairs W/C

Comprising a low flush w/c and wash hand basin with illuminating mirror and tiled splash back over, wall mounted fuse box, recess spotlights and wood effect flooring.

First Floor Landing

With wood effect flooring, double glazed window to the rear aspect with views over the rear garden and paddock, recess spotlights, useful airing cupboard with heated towel rail and plant room housing the hot water system and under floor heating manifold for the first floor. Doors then lead to the

Main Bedroom with En-suite

A spacious main bedroom with wood effect flooring, recess spotlights, large double glazed window to the front, ample space for wardrobes and door into the

En-suite shower room comprising a large walk in shower with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage drawers below, low flush w/c, chrome heated towel rail, recess spotlights and double glazed window.

Bedroom Two

With wood effect flooring, recess spotlights, loft hatch, double glazed window to the rear aspect with views back towards Hereford City.

Bedroom Three

With wood effect flooring, recess spotlights, loft hatch, double glazed window to the rear aspect with views back towards Hereford City.

Bedroom Four

With wood effect flooring, ceiling light point, double glazed window to the front aspect with countryside views.

Family Bathroom

A full white suite comprising walk in shower cubicle with tiled surround and mains fitment shower head over, large bath with part tiled surround, wash hand basin with storage below and illuminating mirror over, low flush w/c, chrome heated towel rail, recess spotlights and double glazed window.

Outside

To the front, the property is approached across a large tarmac driveway providing ample off road parking. There is a large area of lawn with access round to the rear where there is a good sized south facing patio with a good sized area of lawn enclosed by fencing. Beyond the garden there is a large paddock offering fantastic flexibility as a larger garden or offering someone an opportunity for stabling or space for keeping sheep etc.

The property also has a single garage with up and over door to the front, light, power & personal door to the rear.

The Paddock

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Alternatively, the paddock could provide an impressive extension to the property's outdoor space, offering scope for a large additional garden, recreational area, informal play space or private outdoor amenity. Together with the four-bedroom detached new-build home, the paddock provides a rare combination of modern family accommodation and valuable additional land, making this an especially versatile property.

Agents note

1. The property benefits from 8 solar panels to the south facing aspect.
2. The property has underfloor heating to the ground and first floors
3. The property benefits from a 7 year warranty

Directions

Proceed north out of Hereford on Holmer Road towards the A49, at the roundabout take the second exit onto the A49, take the first right turning onto Attwood Lane and then the left turning signposted for Coldwells Road, proceed along this road and the property is situated on the right hand side as indicated by the agents for sale board.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

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

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Air source underfloor heating.

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

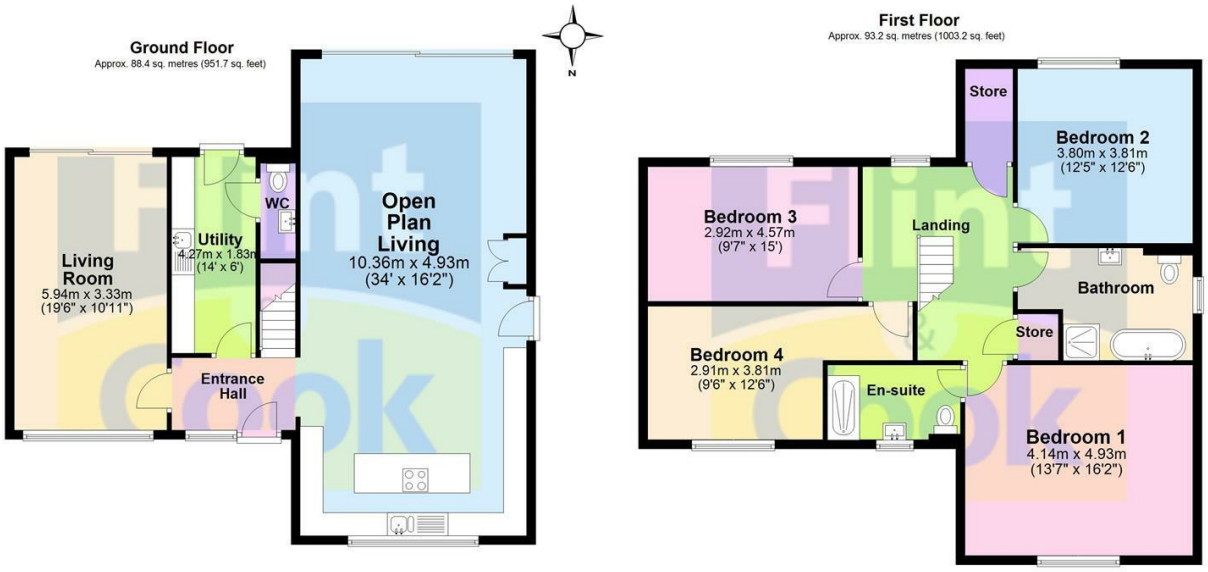
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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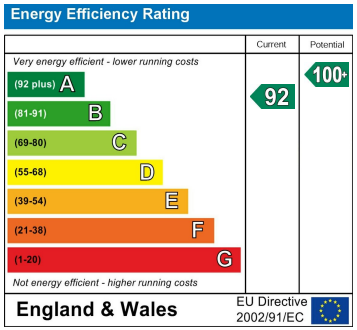






Total area: approx. 181.6 sq. metres (1954.9 sq. feet)





EPC Rating: A Council Tax Band: New Build

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