

Crispin Cottage

Woonton, Hereford



**Crispin Cottage
Woonton
Hereford
Herefordshire
HR3 6QN**

- *Grade II Listed two-bed cottage offering a fantastic restoration opportunity*
- *Set in approximately 0.78 acres*
- *Spacious sitting room with fireplace and original bread oven*
- *Wealth of original features*
- *Desirable rural location*

Set viewing days:

- **Saturday 18th July**
- **Wednesday 22nd July**
- **Monday 27th July**

**Hereford 14 miles
Leominster 11.5 miles
Hay on Wye 15.5 miles**

DESCRIPTION

Nestled within the peaceful Herefordshire countryside, this delightful Grade II listed cottage presents a rare opportunity to restore and enhance a characterful historic home occupying a generous plot of approximately 0.78 acres.

Rich in original features and period charm, the property offers tremendous scope for sympathetic renovation while preserving its heritage. The substantial grounds also provide exciting potential to create beautiful landscaped gardens or, subject to the necessary planning consents and listed building approval, extend the existing accommodation.

Whether you're seeking a rewarding restoration project, a rural retreat or a unique country home, this charming cottage offers exceptional potential.

LOCATION

Despite its peaceful location, the property is well placed for access to a range of local amenities. The nearby villages of **Almeley**, **Weobley** and **Pembridge** offer a selection of village shops, public houses, churches and highly regarded primary schools, while the historic market town of **Leominster** provides a wider range of shopping, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities.

The city of **Hereford**, approximately 15 miles away, offers an extensive range of retail, educational and recreational facilities, together with Hereford Cathedral, home to the world-famous Mappa Mundi. The thriving market town of **Hay-on-Wye**, internationally celebrated for its annual literary festival and independent bookshops, is also within easy reach. For commuters, the nearby road network provides convenient links to Hereford, Leominster, Ludlow and Worcester, while rail services from Hereford and Leominster offer connections to Birmingham, Cardiff, Manchester and London.



ACCOMMODATION

The cottage is entered via the front door into an entrance hallway, which leads through to the impressive sitting room. Full of character, this spacious reception room features a magnificent stone inglenook fireplace complete with a wood-burning stove and the original bread oven, complemented by exposed timber beams and hardwood windows.

The separate kitchen enjoys windows to both the front and rear elevations together with a rear entrance door. It is fitted with a range of kitchen units, an electric oven and hob, and benefits from a practical tiled floor.

Accessed externally is a useful boiler room housing the oil-fired central heating boiler, together with a separate WC and wash hand basin.

To the first floor is a generous principal bedroom with an attractive vaulted ceiling, alongside a single bedroom. The bathroom, comprising a panelled bath and wash basin, is accessed via the second bedroom, while a separate WC is conveniently located on the landing.

OUTSIDE

Occupying approximately 0.78 acres, the property enjoys an exceptional plot offering endless possibilities. The grounds provide ample space to create stunning formal gardens, productive kitchen gardens, orchards or outdoor entertaining areas, while also presenting exciting potential for extension, subject to the necessary planning permissions and listed building consent.

The peaceful rural setting further enhances the property's appeal, offering privacy, space and the opportunity to create a truly special country home.





SERVICES

Mains electricity, mains water, private drainage and oil-fired central heating
Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours: Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

COUNCIL TAX BAND

Herefordshire County Council Band "C"

DIRECTIONS

What3words ///chained.bullion.boats

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

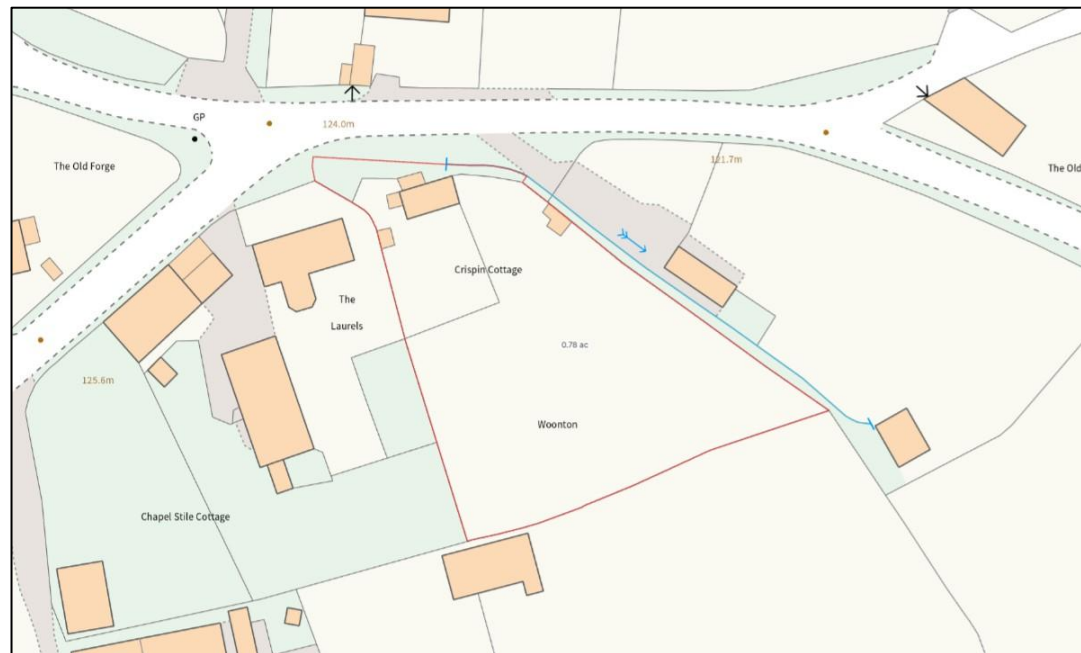
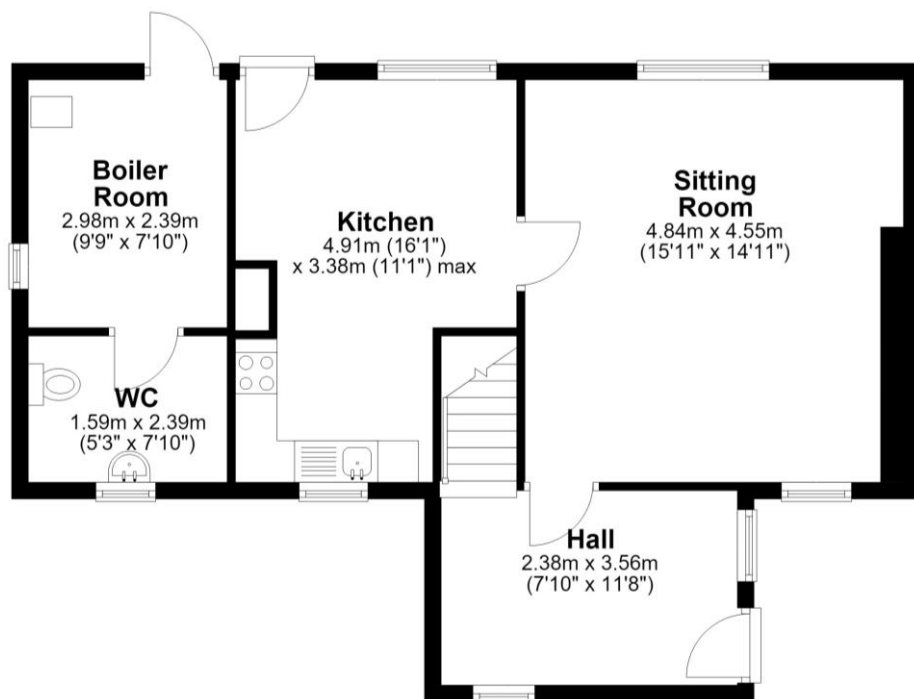
NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars. Sunderlands LLP for themselves and for the vendors or lessors of this property, who's in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

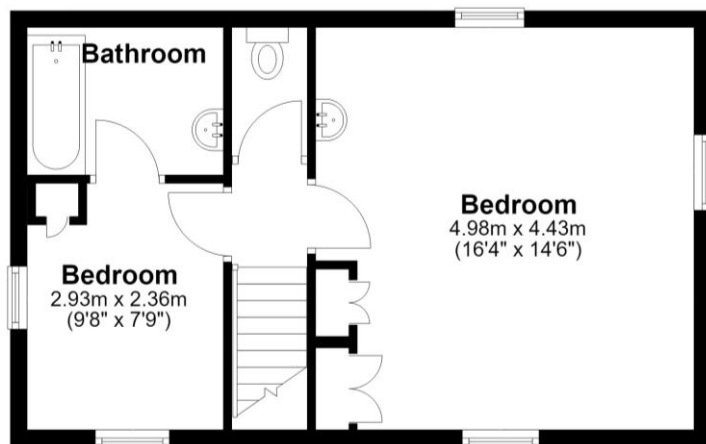
REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911



Ground Floor



First Floor



Total area: approx. 98.7 sq. metres (1062.1 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.



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