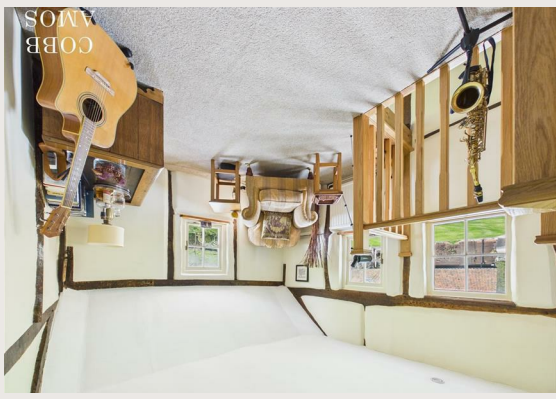

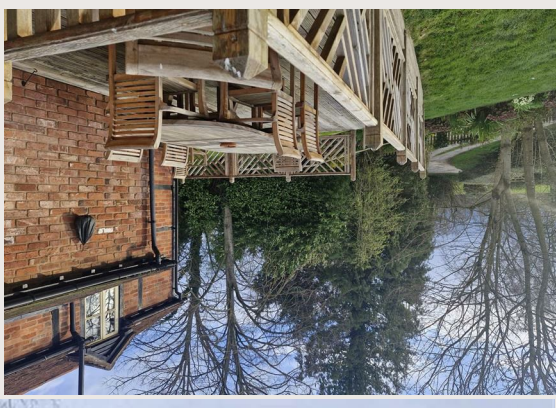

Westmoor Cottage, Mansel Lacy, Hereford, HR4 7HN

Price £895,000

COBB AMOS

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LAND & NEW HOMES

Westmoor Cottage
Mansel Lacy, Hereford

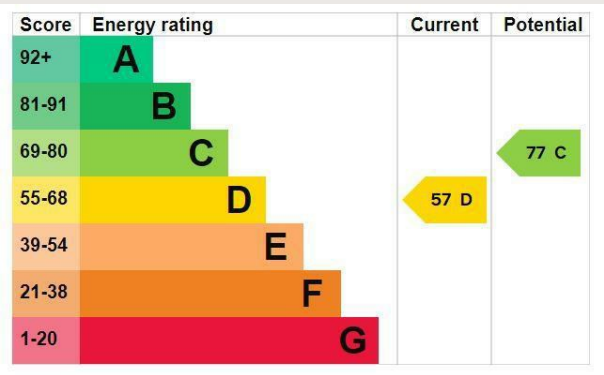
Westmoor Cottage originally dates back to the 1600's and is located in a fantastic rural position offering both countryside views, privacy and easy access to amenities. The light and airy accommodation is well presented throughout and consists of four bedrooms, master with en-suite, three reception rooms plus kitchen/breakfast room, utility and WC. This family home is a traditional beamed black and white (pink!) house that oozes character with latch doors and exposed wall and ceiling beams to all rooms but also benefits from modern comforts such as double glazing and oil-fired central heating.
The added benefit of being in a half acre plot with a detached barn suitable for a multitude of purposes, garage and large parking facilities make this a desirable property which needs to be viewed to be fully appreciated.
PLEASE CALL 01432-266007 TO MAKE YOUR APPOINTMENT

- Detached character house
- Four bedrooms, one en-suite
- Outbuildings inc. barn & garage
- Kitchen/breakfast room & utility
- Living room, dining room & snug
- Half acre plot of gardens & parking
- 17th century traditionally beamed
- Rural location with countryside views
- Good internal decorative order
- Viewing highly recommended

Please note that the dimensions stated are taken from internal wall to internal wall.

Material Information

Price £895,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: G
EPC: D (57)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living Room - 22'8 x 15'3
Dining Room -13'1 x 11'9
Study/Snug - 10' x 9'6
Breakfast Rm - 18'1 x 11'6
Kitchen - 10'1 x 7'10
Utility - 8'10 x 8'2
Bedroom 1 - 16'8 x 15'7
Bedroom 2 - 13'3 x 11'10
Bedroom 3 - 14'2 x 8'11
Bedroom 4 - 10'1 x 9'4

Property Description
The property is approached via an oak frame open porch with flag stone floor to the entrance hall which has oak flooring, stairs rising to the first floor with large storage cupboard under and a door to the dining room. The oak flooring continues through the dining room which is open to the large, light living room which has windows to all four aspects, fitted cupboard in one corner and a wood burner with marble hearth and stone surround and mantle over. From the dining room a door leads through to the large kitchen breakfast room that features a tiled floor, French doors leading out to a decked seating area, a range of fitted cupboards and drawers and is open to the kitchen where there is a matching range of wall and base units under worktop with 1 1/2 bowl stainless steel sink, a range cooker with extraction over, integrated dishwasher, windows to two aspects. A door leads into the rear lobby with a fantastic fitted pantry with built in shelves and drawers, door to the outside and door to the utility room where there is another range of fitted cupboards and drawers set under a wooden worktop with inset 1 1/2 bowl stainless steel sink, floor mounted Worcester oil fire heating boiler and further door to the WC with wash hand basin. Also from the kitchen a latch door opens into a snug with wall and ceiling beams and window to the side.
Stairs rise from the hallway to a wonderful landing area which could be a reading or listening space or occasional bedroom. The landing continues giving access to all rooms and also an airing cupboard housing the pressurised hot water tank and an impressive walk in linen cupboard. The large bathroom has a fantastic freestanding copper bath with shower attachment over, fully tiled walk in shower cubicle, WC, wash basin on chrome stand, heated towel rail, under flooring heating and built in storage cupboard. Steps lead up to the master bedroom which is light and airy due to windows facing three aspects and has a large range of fitted wardrobes and drawers, the en-suite has a tiled floor, walk in shower, WC, wash basin with marble surround and cupboard under and heated towel rail. Bedrooms two, three and four are all doubles with exposed wall and ceiling beams.

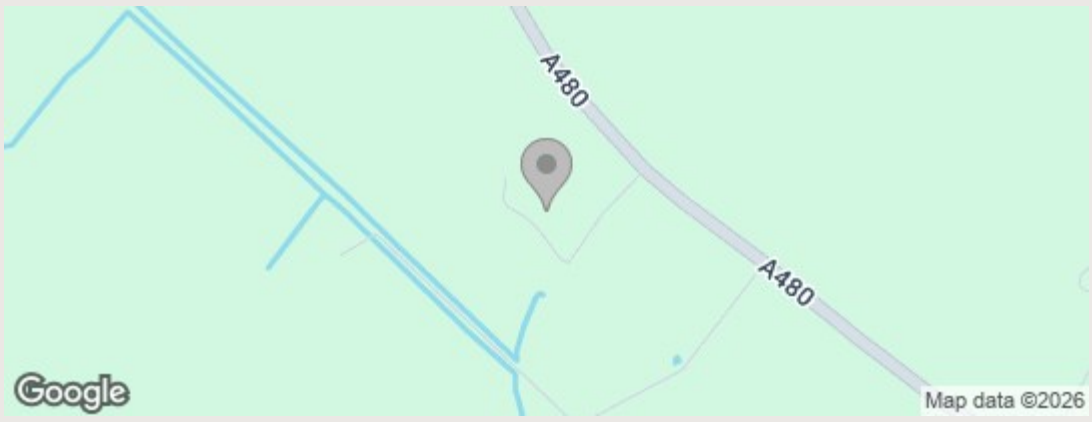
Gardens & Outbuildings
The property is accessed from the lane to a large gravel area which leads to the parking area, large enough for several cars, wood store and the detached GARAGE (17'3 x 9'3) double doors to the front window to the side and pedestrian door. A path gives access to the WOODEN BARN that is in 3 sections - Storage Area 25' 10' with stable door, mezzanine area and separate shelved storage space. Wood Store (25' x 10') accessed by stable door to the front and pedestrian door to the rear. Office & Snooker room (25' x 23'6) a versatile space currently used as an office but also containing a full size snooker table and benefitting from windows to the front and rear, patio doors to the front and additional roof storage space.
To the front of the barn a lawn leads down towards the main house surrounded with borders housing a variety of mature plants, trees and bushes. The lawn continues down wrapping around the property where at the rear of the house is a large decked area accessed from the kitchen/breakfast room and also steps down to a separate pedestrian gate to the lane. The gardens are private, well maintained and offer far reaching views over the surrounding countryside.

Locality
Located approx 1.5 miles from Mansel Lacy which is a small village 7 miles (11 km) north west of Hereford, close to the A480 road, with a community hall in the church of St Michael and All Angels that dates from between the 11th and 13th centuries. The population of the parish at the 2011 Census was 139. There are shops and takeaways in Credenhil and Weobley which is located 5 miles away and also offers dentist and doctors. In the local area are Oakchurch farm shop and Wormsley golf course with the more comprehensive of Hereford a short distance away

Services
Mains electricity & water. Private drainage to septic tank. Oil fired central heating.

Mobile Phone Coverage
Please check www.ofcom.org.uk/mobile-coverage-checker

Broadband
Broadband Download Upload Availability
Standard 4 Mbps 1 Mbps Good
Superfast No No Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear

Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions
Leave Hereford on the A438 Kings Acre and turn right signposted Credenhill A480. Continue straight over the roundabout, through the village of Credenhill and after approx 3 miles pass a turning signed Flagstation Farm and take the next left signed Westmoor . The property is down the lane on the right. What3word///culling.power.strains