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### Cross Cottage, Credenhill, Hereford, HR4 7DJ

*An 18th century detached black and white timber framed Grade II listed cottage, which offers an extensive level of centrally heated accommodation with an exceptional and characterful principal sitting room.*

**£425,000 (Freehold)**

**Residential Sales**

# Cross Cottage, Credenhill, Hereford, HR4 7DJ

## LOCATION

Credenhill is a village community which offers a range of facilities and amenities including nursery school, primary school, a short parade of business premises including a shop together with a community hall. The village also boasts a Church, on which the property sits on the driveway entrance of. The village is set about three miles north west of central Hereford and offers a range of shopping, leisure and recreational facilities together with educational establishments and bus and railway stations.

## DESCRIPTION

Cross Cottage is a Grade II listed detached residence which is set off a stone plinth. The property offers a generous level of accommodation with exposed beams throughout. It includes three principal reception rooms and three bedrooms together with two bathrooms. Of particular note is the principal sitting room and the main bedroom. In more detail, the property comprises;

### ON THE GROUND FLOOR:

#### Entrance Porch

With natural wood post uprights and door with glazed upper panels to;

#### Reception Hall

2.69m (8'10) x 2.24m (7'4)

With stairway with wooden newel post, handrail and balustrade to the first floor, wealth of exposed wall and ceiling timbers, radiator and wall light point. Door to under stair cupboard and with ledge and brace doors with suffolk latches to the study, bathroom one and;



#### Sitting Room

5.03m (16'6) x 4.67m (15'4)

With a generous headroom and having a wealth of ceiling and wall beams. Double glazed window to the front, radiator and inglenook fireplace with exposed stonework with fire beam over and wood burning stove on stone hearth. A 3 foot wide opening then leads through to the;



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### Dining Room

4.19m (13'9) x 3.84m (12'7)

Again with a section of feature exposed timbers, stairway off, double glazed sliding patio door opening to and overlooking the rear garden with paddock and woodland beyond. Two radiators and with ledge and brace doors with suffolk latches to the utility room, kitchen and;



### Rear Porch

1.68m (5'6) x 1.3m (4'3) (widening to 7')

With a door to the rear, mat well, ceramic floor tiles and concealed boiler which provides central heating and domestic hot water. Exposed wall timbers.

### Kitchen

4.29m (14'1) x 2.64m (8'8)

With two windows to the road, the left hand window is single glazed with removable secondary glazing, one of which is triple glazed and with exposed ceiling timbers, some exposed wall timbers, beam over recess with brick surround and a four ring hob, built in double oven, built in dishwasher, stainless steel sink unit and preparation bowl with mixer tap and base cupboard units with working surfaces over and further cabinets including a glass fronted unit. Radiator.



### Utility Room

3.18m (10'5) x 1.65m (5'5)

With leaded window, pitch roof, sink unit and plumbing for washing machine.

### Study/Bedroom 4

3.3m (10'10) x 2.97m (9'9)

With windows to two aspects overlooking gardens, exposed ceiling timbers, exposed wall timbers to one wall and radiator. Fitted book shelving. Wall light point.



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## Bathroom

2.69m (8'10") x 1.65m (5'5")

With exposed wall and ceiling timbers, secondary glazed window, tiled walls and skirting radiator together with white suite comprising bath with an electric shower and screen over, low level WC and pedestal wash basin.

## ON THE FIRST FLOOR:

### Landing/Occasional Bedroom

4.93m (16'2") x 2.59m (8'6") (maximum) including stairwell

With a wealth of exposed wall and structural timbers, gable window, ledge and brace door with suffolk latch to bedroom one and ledge and brace door to;



### Bedroom 2

3.35m (11') x 3.05m (10')

With a window to the rear overlooking the swimming pool and fields with Credenhill woods in the distance. Radiator.



### Bedroom 1

4.57m (15') x 4.19m (13'9")

With two sets of windows to the front with wooden sill, radiator, wealth of exposed wall and ceiling timbers and two sets of eaves, wardrobe cupboards with hanging rail. Second door to;



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### Bathroom 2

4.55m (14'11) x 2.01m (6'7)

With substantial wall and ceiling timbers, sunken bullseye ceiling lights, radiator, window and part tiled surrounds to suite comprising corner bath with mixer tap, vanity wash basin with cupboards and tiled surround together with low level WC. A second door opens to;



### Landing Area Two

With exposed timbers, double glazed window overlooking the west garden and with a ledge and brace door to bedroom three and ledge and brace door to a store cupboard.

### Bedroom 3

3.15m (10'4) x 2.57m (8'5)

With exposed wall and ceiling timbers, double glazed window to the rear overlooking the pool to meadows and woodland which rise away from the property. Low level eaves cupboard and door to airing cupboard with insulated hot water cylinder. Radiator.



### Garage

4.95m (16'3) x 5.03m (16'6)

With a twin up and over door to the front, windows in two elevations and with a personnel door.



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### OUTSIDE:

Approached off a tarmac drive through a stone wall, the driveway rises up to the DETACHED DOUBLE GARAGE BLOCK (16'6 by 16'3). The left of the driveway is flanked by a copper beech hedge and there is a planted border of shrubs and to the right of the driveway there is an arc of lawn with mature trees including evergreens. Beyond the car park and turning area, the front garden is extensively lawned and has a weeping silver birch, further evergreens, a fruit tree and holly. The front boundary is marked by a mature hedge and brick pathway runs to the front of the property, behind a stone wall. A paving stone pathway runs to the rear of the residence, off which there are further mature evergreens, wildlife pool and at the rear there is an expanse of lawn with shrub borders. From the rear of the garden, a view is enjoyed across a pasture which rises away from the property to tree lined countryside. The remainder of the garden is principally in two parts with a further expanse of lawn with planted borders and beds and behind a trellis over which there is an arch and opening there is a vegetable garden with a greenhouse.



### Swimming Pool

3.81m (12'6) (maximum) x 6.71m (22') (maximum)

The property also has a key hole shaped swimming pool which is bordered by a raised sun terrace/patio area. It is understood that the pool is heated and filtered.



### COUNCIL TAX BAND F

Made 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.

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## SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. The central heating is oil fired. 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 initially west into Eign Street and follow through and continue for the length of Whitecross Road. At Whitecross roundabout, take the second exit and continue for about one mile then turn right signposted Credenhill. Pass over the roundabout, continue into Credenhill and Cross Cottage will be identified on the right hand side.

## FOR FURTHER INFORMATION

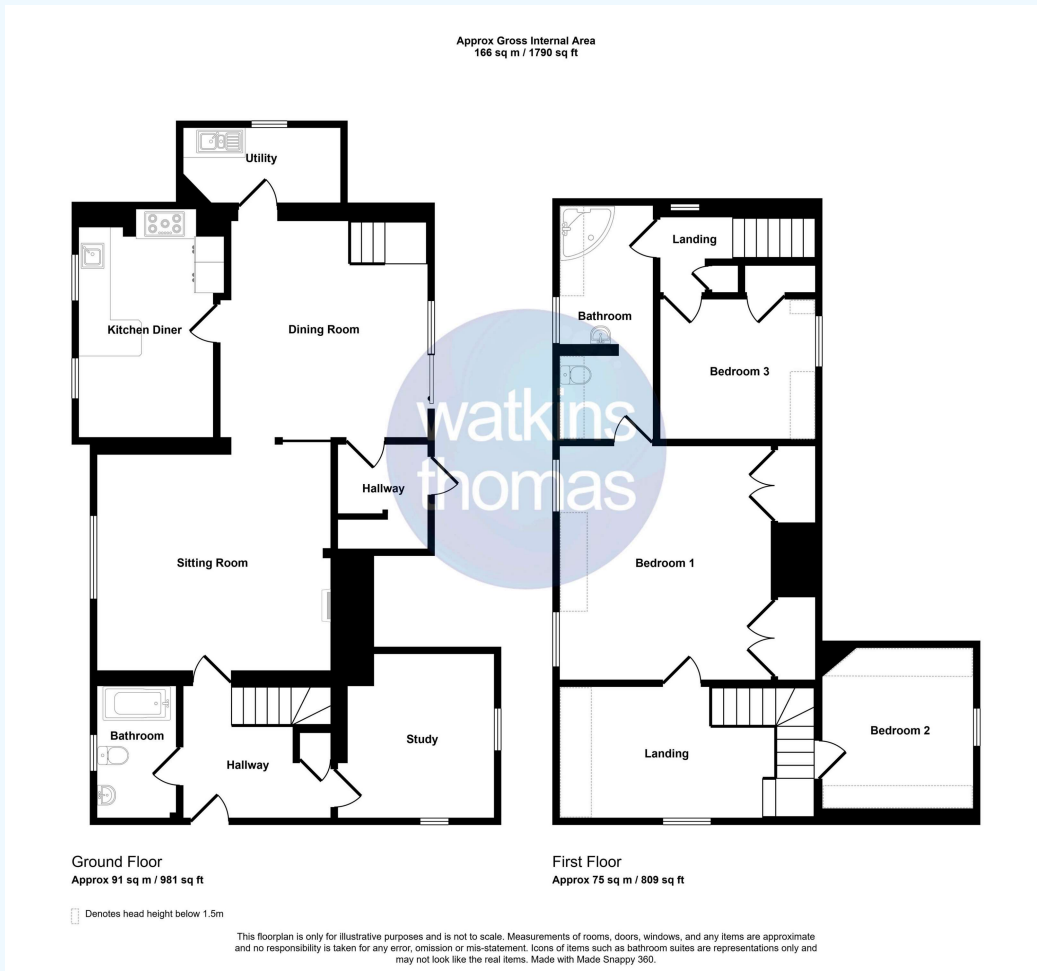
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com)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

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## 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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