



Cottage Farm, Tillington, Hereford, Herefordshire, HR4 8LR

Offers Over £600,000

jackson
property

Cottage Farm

Tillington, Hereford, HR4 8LR

Superb 4 Bedroom Detached Property with Land | Peaceful, Rural Village Setting | Easy Access to Hereford City Centre | Outstanding Views Towards The Black Mountains, May Hill and the Malverns | Gardens and Grounds Extending to Approx. 5.85 Acres | Modern Outbuildings | No Chain

- Detached Family Home with Land
- Modern Outbuildings
- Ideal for Smallholding/Equestrian Use
- Garden and Grounds Extending to 5.85 Acres
- Elevated Position with Magnificent Views Towards the Malverns and Black Mountains
- Lounge, Kitchen, Utility, Conservatory,
- Dining Room, 4 Bedrooms, Shower Room, Bathroom
- Sold with No Onward Chain

*Offers Over
£600,000
Freehold*

To arrange a viewing please contact us on

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Situation

Located in the popular village of Tillington, some 5 miles distance to Hereford city centre. Tillington and the nearby village of Burghill offer a range of amenities including village school, village shop and popular public house - The Bell Inn. Credenhill is also within easy reach providing a range of amenities to include Chinese restaurant, takeaways, doctors surgery, local park and church, primary school, two nurseries, sports and social clubs,

Description

The Kitchen offers a range of matching oak units with 1.5 bowl sink and drainer, built-in dishwasher, built-in fridge, gas double oven and electric grill, 4 ring gas hob unit with extractor canopy over, cupboard housing the Worcester gas fired combination boiler, breakfast bar and walk-in pantry cupboard

There is a handy Utility Room with Belfast sink, space and plumbing for automatic washing machine, space for fridge/freezer and a door to rear porch giving access to the wood store and garden store. There is also a separate Shower Room with 3 piece suite.

The Lounge has a central feature fireplace with wood burning stove and makes for a comfortable living space with further space for a dining table and chairs.

The separate Dining Room offers a great space for all the family and has a feature wood burning stove.

From the Reception Hall is access into the Conservatory with double doors onto the gardens.

Stairs lead up to the first floor landing with access to all Bedrooms and Family Bathroom with modern white suite. All bedrooms are double with the added benefit of built-in storage.

There are magnificent views over unspoilt Herefordshire countryside to enjoy from all aspects of the property.

Outside, a driveway leads to the house and large outbuilding divided into two bays measuring 7.4 m x 10 m (5 m high) with mezzanine level on single bay and concrete floor. There is an Attached workshop with double sliding doors 7.87 m x 6.36 m with concrete floor and inspection pit.

Double wooden field gates lead onto the grounds which comprise of a pretty orchard with mature trees and 4 water tanks filled via rainwater from the roof of the property. A gateway gives access into further paddocks which provides ideal space for ponies and livestock etc with stockproof fencing backing onto Round Oak Woods,

The gardens feature a myriad of outbuildings to include a Greenhouse (8' 0" x 6' 0") of aluminium and glazed construction with auto vents; Concrete garden store shed (7' 10" x 9' 10"); Double Car Port area (12' 2" x 18' 1"); One Single Car Port area (12' 2" x 8' 3") with double wooden doors. Adjoining this area is a Concrete block workshop/stock shed (12' 0" x 32' 0") with power, concrete floor. Rear access to paddock/orchard area and hay barn. There is also a Galvanised Hay Barn (15' 11" x 11' 5") together with a Part insulated Timber Garden Room (9' 10" x 9' 10") with double glazing and Covered Potting Shed area (15' 0" x 9' 1") with corrugated roof, window to side, power points.

The lovely gardens are well stocked with mature trees and herbaceous plants and borders, 3 ornamental ponds, patio area and laid lawns. In the gardens you will also find Magnolia trees, fruit trees including cooking and eating Apples, Damson, Plum, Greengage and Cherry, a productive vegetable section, rockery area and shrubs. There is a Centre well with pump (private water system for garden and property if required). To the rear of the property is a raised gravelled area, covered area with kennel and run, corner garden area with fruit trees including Apricot, Pear and Plum.



Services
Mains electricity, water and gas. Septic tank drainage. Well water for garden.
Fibre broadband connection.

Council Tax
Herefordshire Council - Band E

Directions
Proceed out of Hereford on Holmer Road turning right at the roundabout onto Roman Road. Proceed straight over at the traffic lights and take the next right towards Burghill/Tillington. Follow the road passing the Golf Club on the left and Public House on the right. At the end of the common the property will be found on the right hand side.

June 2019

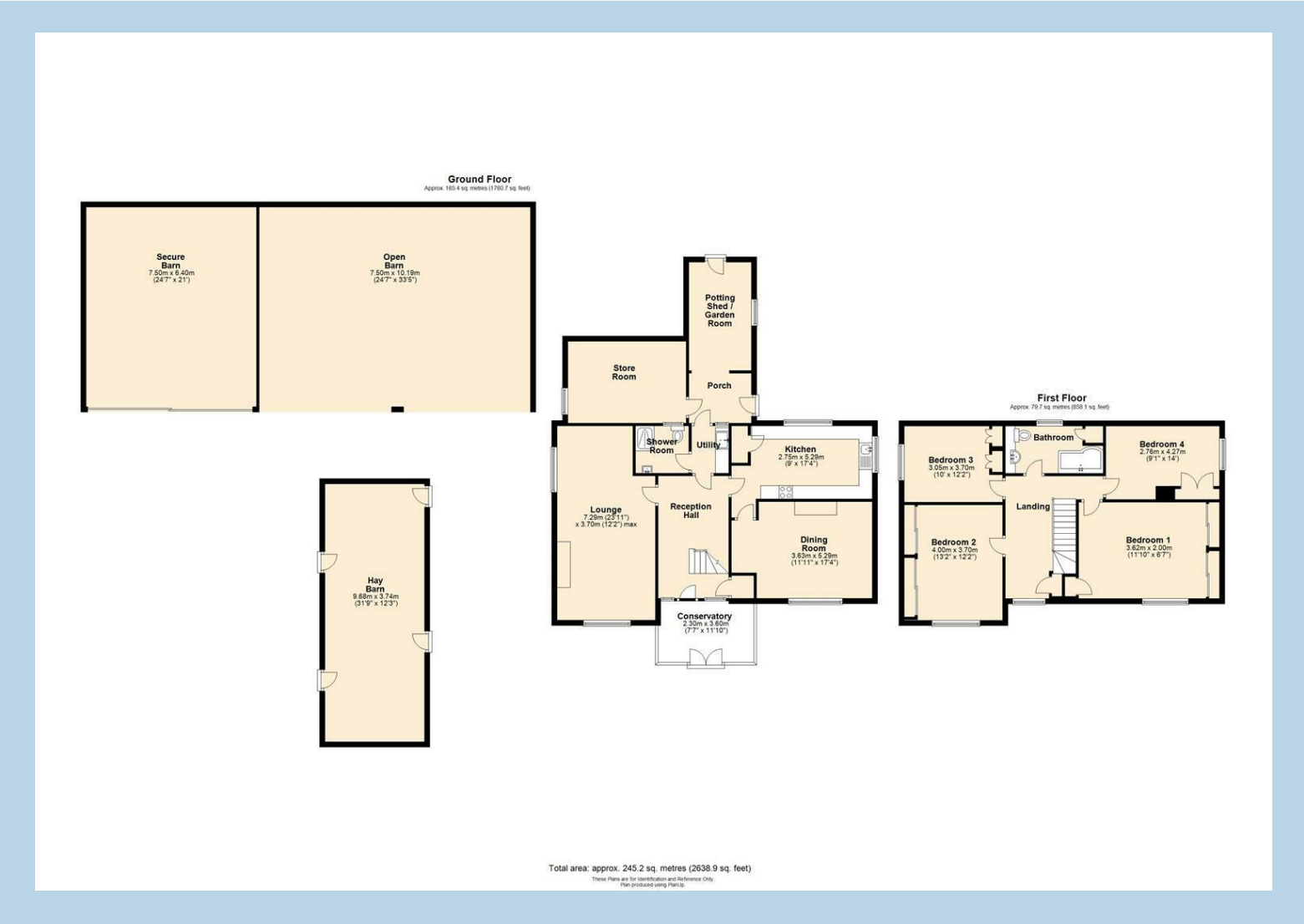
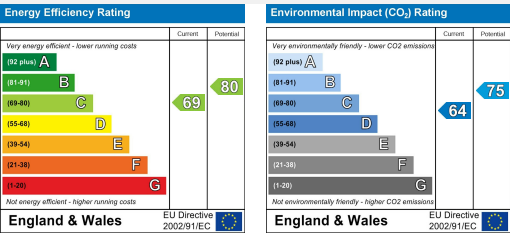
Coronavirus Jackson Property Protocol
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



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