



School House , Hatfield, Leominster, Herefordshire, HR6 0SF

Charming Rural Semi-Detached Character 3 Bed Cottage.

Guide Price £315,000





# School House

Hatfield, Leominster, Herefordshire, HR6 0SF

- Situated in a Truly Delightful Rural Location in the Hamlet of Hatfield
- Charming Semi-Detached Character Former School House
- Offering 3 Double Bedroomed Accommodation
- Generous Living Room & Separate Sitting Room both with Fireplaces with Woodburning Stoves
- Separate Dining Hall with Feature Original Brick Fireplace & Bread Oven
- Oil-Fired Centrally Heated
- Set in Generous Wildflower & Productive Vegetable Garden with Views onto Neighbouring Farmland/Countryside
- Vehicular Access to the Rear with Parking & Substantial Detached Garage/Workshop

*Guide Price*

*£315,000*

*Freehold*

To arrange a viewing please contact us on

t. 01568 610600

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www.bill-jackson.co.uk





#### LOCATION

Hatfield is a charming rural hamlet, surrounded by the most beautiful Herefordshire countryside, located approximately 6.5 miles East of the market town of Leominster. The town itself offers a range of traditional High Street shops, supermarkets, doctor and dental surgeries, leisure centre with swimming pool and transport links to include both bus and railway station. The larger Cathedral City of Hereford is located further to the South where a more comprehensive range of amenities can be found, with the picturesque South Shropshire town of Ludlow also readily available.

#### BRIEF DESCRIPTION

This delightful former school house comprises a charming semi-detached property, approached from a gated access to the front with pathway leading to the front door opening to a lovely sitting room with flagged flooring and fireplace with inset woodburning stove, surround and mantel above and double-glazed window to the front elevation. A doorway then leads through to the spacious living room with double-glazed windows to two elevations, fireplace with woodburning stove, wooden surround and mantel above and exposed stonework to the one wall. Off the sitting room, a doorway leads to what would have been the original kitchen, now a dining hall, with flagged flooring and the original brick and stone fireplace with bread oven to the side. Off the dining hall, a step leads up to the kitchen/breakfast room which a range of matching base and wall cupboards with work surfaces to the base units with tiled splashback, inset sink, integrated fridge, electric hob with extractor hood above and separate electric double oven and grill at easy height. There are double-glazed windows to two elevations, tiled flooring and ample space for a breakfast table. Off the dining hall to the rear is a large utility rear hallway with space and plumbing for washing machine, a range of fitted shelves and hang rail to the one wall and a door giving access out to the gardens. Off the utility is a cloakroom/w.c.

From the dining hall, a staircase leads up to the first floor landing with doors off to all rooms with all three bedrooms able to accommodate double beds, with the family bathroom comprising a panelled bath with separate shower above and tiled surround, low flush w.c. and hand wash basin, airing cupboard and double-glazed window to the rear elevation. The property benefits from being oil-fired centrally heated and predominantly double-glazed.

Outside, the current owners have created a delightful mature wildlife and productive vegetable garden. There is a gated access to the front elevation with the gardens set out with mature floral and shrub beds with the pathway leading around the side of the house where the garden then opens up to a lawned area and further mature floral borders with an outlook onto the neighbouring farmland and countryside beyond. This then continues around to the larger rear garden which again is set out with a lawned area and mature wildflower beds and a large vegetable garden including fruit garden and greenhouse. The gardens have been created by the current owners to attract a wealth of wildlife, and forming a lovely feature.

To the far end of the garden is a shared track from the lane leading to a parking area, which in turn leads to a substantial Detached Garage/Workshop measuring 30'0" x 17'0" (9.12m x 5.19m) with double opening doors, concrete flooring, inspection pit, and to the rear it opens out to the side to provide further storage.

#### SERVICES

Mains Electricity & Water.

Private Shared Drainage with the neighbouring property.

Oil-fired central heating and solar panels heating the hot water.

OUTGOINGS - Council Tax Band: E

#### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.



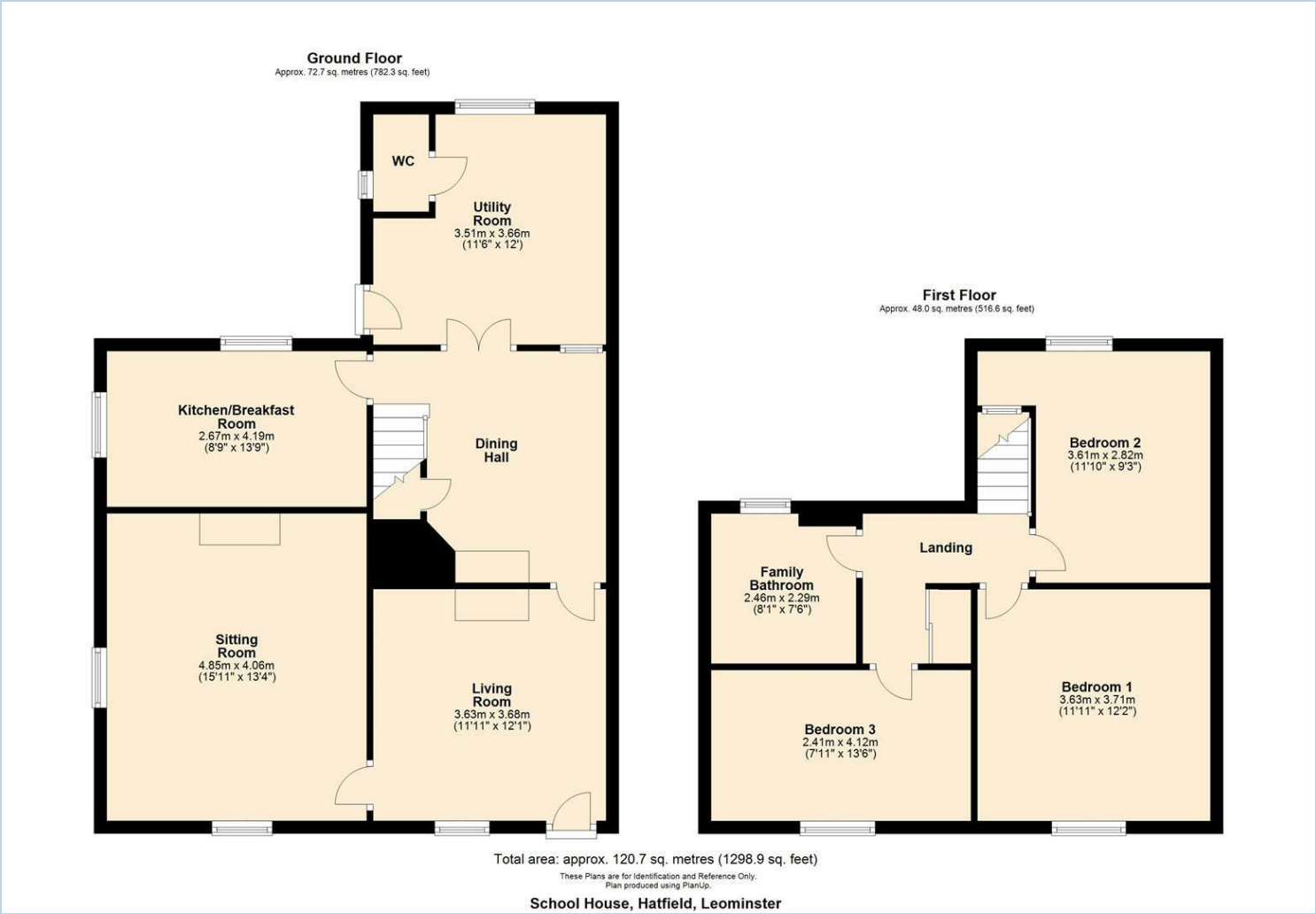
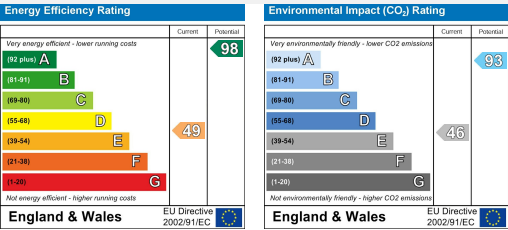


**VIEWING**  
Strictly by prior appointment through the Agents, Jackson Property.  
Telephone 01568 610600.

**DIRECTIONS**  
From Leominster take the A44 Bromyard/Worcester road for approximately 3 miles, turning left signposted Pudleston & Hatfield. Carry on this road for approximately a further 2 miles branching right to Hatfield. Proceed on this road until you come into the hamlet of Hatfield, passing the Church on your right hand side and take the next turning immediately right where the property can be found on your right hand side as indicated by the Agents For Sale sign.

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