



1 Ivy Cottage, The Ridgway, Sutton St. Nicholas, Herefordshire HR1 3BG

Grade II Listed Character Village Property

O.I.R.O £345,000

jackson
property

1 Ivy Cottage, The Ridgway

Sutton St. Nicholas, Herefordshire HR1 3BG

- Traditional Timbered Village Property
- 3 Bedrooms
- Living Room with Woodburning Stove and Feature Fireplace
- Additional Sitting Room
- Refitted Kitchen with Appliances
- Refitted Family Bathroom
- Gas Central Heating
- Driveway Parking
- Landscaped Gardens
- Grade II Listed Cottage

O.I.R.O
£345,000
Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

Ivy Cottage is a delightful Grade II Listed semi-detached period village property believed to date back to 1360 and having a wealth of charm and character and accommodation over two floors with cottage style gardens and driveway parking, all set in the popular village of Sutton St Nicholas. The village is completely surrounded by countryside and benefits from a primary school, village pub, two Churches and village hall. Sutton St. Nicholas is located approximately 4 miles north-east of the Cathedral City of Hereford where a more comprehensive range of amenities can be found.

BRIEF DESCRIPTION

Ivy Cottage is a wonderfully presented and characterful period cottage, having accommodation over two floors to include an entrance hallway, large sitting room with feature fireplace and woodburning stove, additional sitting room/dining room with, again, feature fireplace and woodburning stove. There is a recently refitted kitchen with fitted appliances throughout. To the first floor there are three bedrooms, all with vaulted ceilings and exposed beams having a wealth of character and period features. There is also a refitted first floor family bathroom which is fitted with a white suite. The property has the benefit of gas-fired central heating throughout.

Outside, the property has good sized gardens to the front, side and rear, mostly laid to lawn with a selection of maturing shrubs, flowering plants, a replacement timber shed, patio seating area. This is a wonderful fenced garden which provides privacy with a gateway leading through to driveway parking providing space for three vehicles.

Ivy Cottage is a delightful period property believed to date back to 1360 and offers a huge amount of period features and charm, being located adjacent to the Historic Church in Sutton. St. Nicholas.

The Agents strongly recommend internal inspection to appreciate the character and the setting of the property on offer.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Telephone (subject to B.T. Regulations)



OUTGOINGS

Council Tax Band: D.

LOCAL AUTHORITY

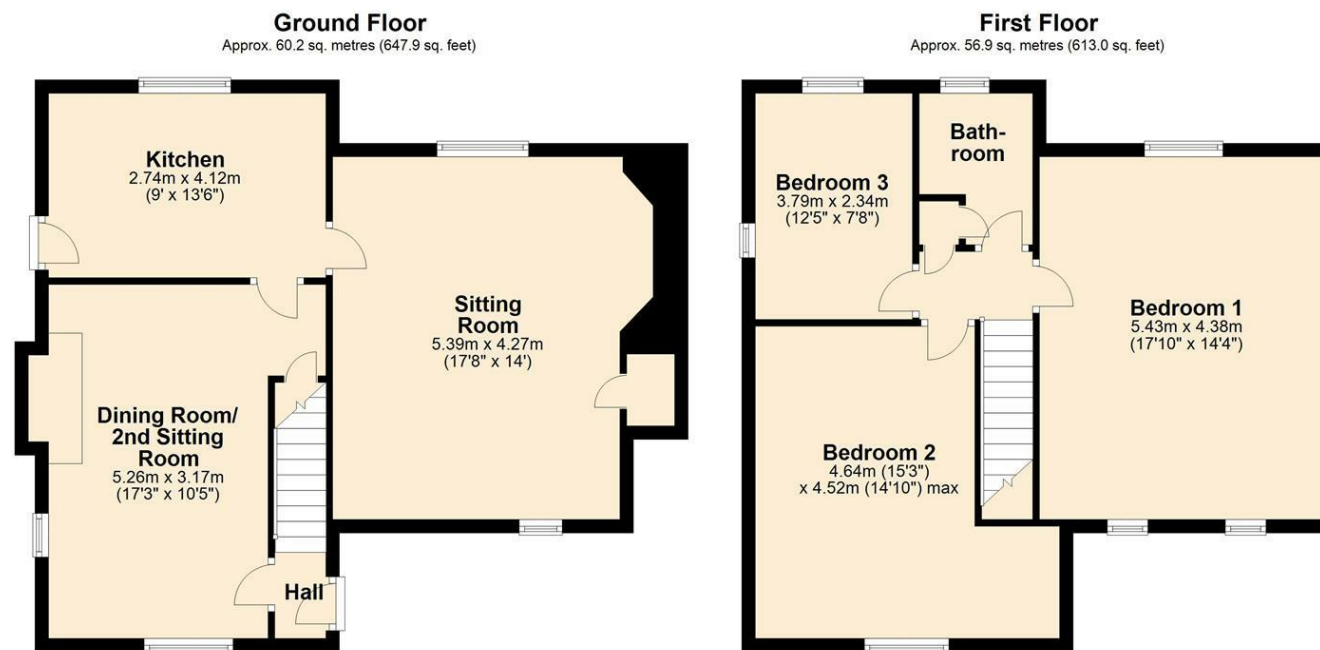
Herefordshire Council. Telephone 01432 260000

VIEWING

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

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Total area: approx. 117.1 sq. metres (1260.9 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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