



The Cornett, Ullingswick, Hereford, Herefordshire, HR1 3JE

£575,000





# The Cornett

Ullingswick, Hereford, HR1 3JE

Detached Property with Land | Outbuildings & Barn with previous planning permission | Approximately 4 Acres | 4 Bedrooms | 3 Reception Rooms | 3 Bathrooms | Kitchen/Breakfast Room | Utility | Available with No Onward Chain

- Detached Home with Land
- 2 Outbuildings with Scope
- Further Barn with Lapsed Planning Consent
- Approximately 4 Acres
- Four Bedrooms & Three Reception Rooms
- Kitchen Breakfast, Utility
- Three Bathrooms
- No Onward Chain

**£575,000**  
**Freehold**

To arrange a viewing please contact us on

t. 01432 344 779

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www.bill-jackson.co.uk





### Situation

The property is quietly situated on this village road just 10 miles from Hereford City and with easy access to the market towns of Bromyard, Leominster and Ledbury. The villages of Bodenham is close by with the popular England's Gate Public House, Brockington Golf Course, Hampton Court Castle and Gardens and Queenswood Country Park.

There is an excellent range of both private and state schools in the area. Primary schooling is available at Burley Gate, Pencombe, Bodenham, Marden and Sutton with secondary state education at Bromyard, Lugwardine and Hereford. There are also a significant range of independent schools including Hereford Cathedral, Malvern College and Malvern St James and Kings Worcester, as well as the preparatory schools The Elms and The Downs at Colwall.

### Description

The property has two vehicular accesses off the A417. The first driveway gives access to the workshop with exposed timbers and beams, insulated roof and electricity connected incorporating W.C with hand basin. Workshop 2 split into two rooms with exposed timbers and beams and electricity connected. A further red brick outbuilding with barrel top roof with lean to (previously having planning permission for holiday let). The grounds total approximately 3.8 Acres.

The entrance has a timber stable door to the hallway with Space and plumbing for appliances. leading off the hallway is the useful utility room with fitted wall and base units incorporating stainless steel sink unit and drainer, tiled floor, tiled splash backs, space and plumbing for appliances. A downstairs shower room fitted with a white suite comprising W.C, hand basin, shower cubicle, radiator, tiled floor, part tiled walls.

The lovely farmhouse kitchen has fitted wall and base units incorporating Belfast sink, Mercury electric range cooker, 5 ring LPG gas hob with extractor over, fridge freezer, exposed timbers and beams, wooden floor, tiled splash backs, radiator with doors leading off to the dining room and living room, both having exposed beams. There is a feature fireplace in the lounge and patio doors from the dining room opening onto the

patio area. There is a further reception rooms laid out as a study.

To the first floor there are 4 good sized bedrooms, the master bedroom having an en suite and balcony over looking the gardens. The family bathroom consists of a white suite comprising W.C, two hand basins in vanity unit, free standing roll top bath, radiator, access to airing cupboard, part tiled walls, wooden floor.

The property suits a range of buyers with the outbuildings potentially gaining an income (subject to planning)

### Services

Mains electricity, principal private water supply & secondary mains supply, LPG gas for cooker, oil fired central heating, private drainage. Well situated beneath utility room.

### Council Tax

Herefordshire Council

### Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

### Directions

Proceed out of Hereford on the Hereford - Bromyard Road. At the Burley Gate roundabout, turn left onto the A417. After approximately 2 miles, the property can be found on the right hand side, as indicated by the agents For Sale Board.

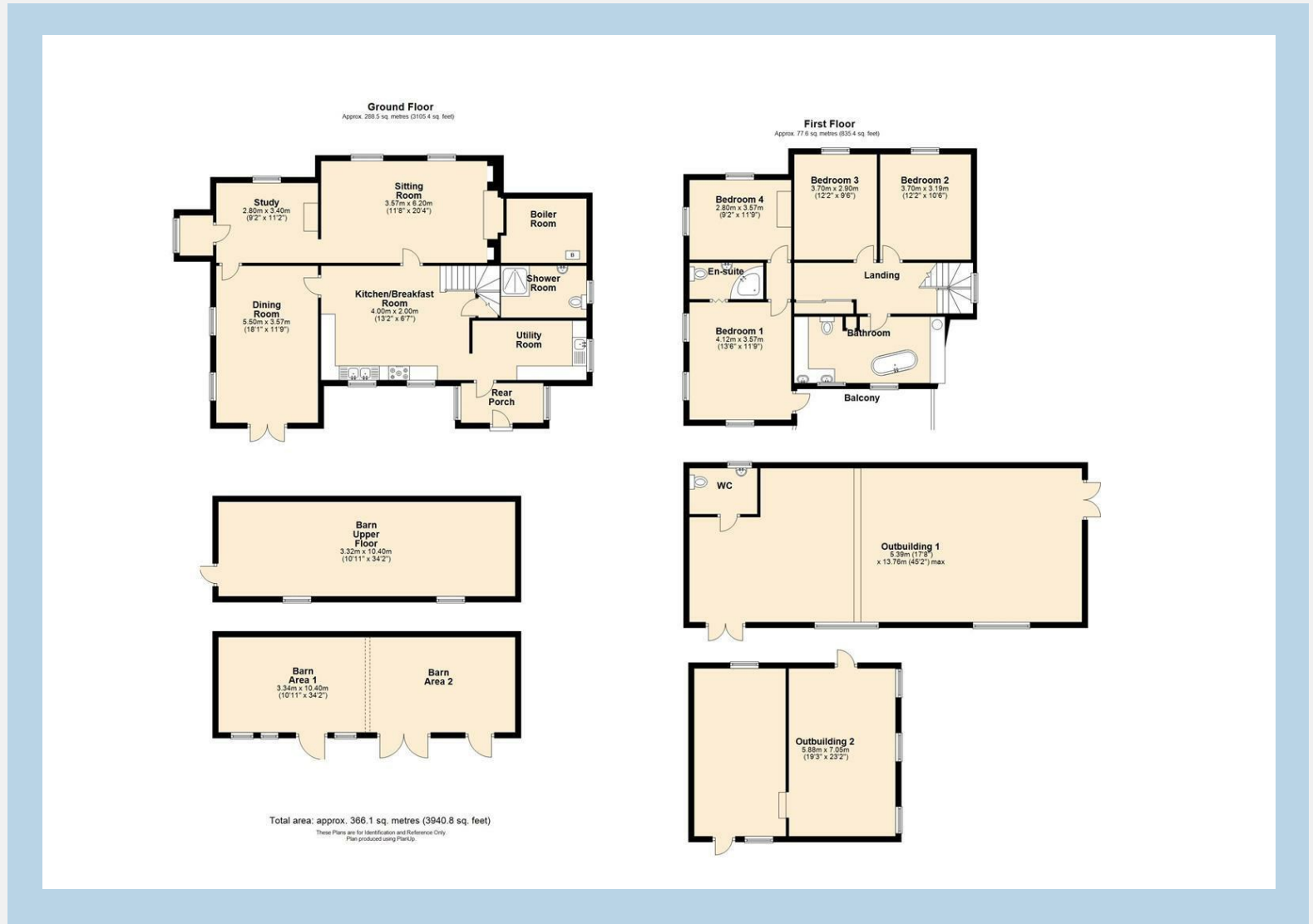
### Jackson Property

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

October 2019



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	69	53	65
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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