



Horseshoe Cottage, Tumpy Lakes, Sutton St. Nicholas, Hereford, HR1 3BU

£425,000

**jackson**  
property



# Horseshoe Cottage Tumpy Lakes

Sutton St. Nicholas, Hereford, HR1 3BU

Beautiful 3 Bedroom Cottage | Previously Lapsed Planning to Extend the Cottage | Semi-Rural Location | Immaculately Presented Throughout | Garage/Workshop | 2 Stables | Barn | Workshop/Office/Utility | Static Home | 3 Acres of Gardens and Grounds | Kitchen | Snug | Dining Room/Conservatory | Living Room | Modern Shower Room

- Semi Rural Location with Previous Planning Permission
- Beautifully Presented Cottage
- 3 Acres of Gardens and Grounds
- 2 Stables, Static Home, Garage/Workshop
- Workshop/Office/Utility, Barn
- Dining Room/Conservatory
- Living Room, Kitchen, Snug
- Modern Shower Room
- 3 Bedrooms

**£425,000**  
**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 delightfully positioned on the edge of the popular village of Sutton St Nicholas, which lies approximately five miles north east of the cathedral city of Hereford. The village offers a primary school, church, village hall and inn. The property lies within close proximity to Moreton on Lugg and Marden. The local villages benefit from local pubs, shops, post office and regular bus service into Hereford City where a comprehensive selection of amenities, shops, recreational and educational facilities can be found. It is also within close proximity to the renowned Brockington Golf Club, and Hampton Court Castle and Gardens is a short drive away.

#### Description

The property is accessed via a gated driveway offering ample parking. The gardens are mainly laid to lawn with a myriad of outbuildings to include Stabling, Workshop/Office/Utility, a Static Home with bedroom, bathroom and kitchen, Garage/Workshop and open Barn, the total extending to approximately 3 acres.

An Entrance Porch provides access into the light and spacious Kitchen which is fully equipped with an induction hob, built-in double oven, single sink and drainer and a range of matching base and wall units. A door leads through to the modern family Bathroom with large walk-in shower, vanity unit, WC and underfloor heating.

The Living Room is an incredibly homely space with wood burning stove having stone surround making it a real feature.

An open way from the Snug leads through to the Conservatory offering a superb space for a dining table and chairs with views over the gardens and double doors leading out.

A stairway from the Snug leads up to the first floor landing where there is access into 3 Bedrooms, all immaculately decorated.

#### Council Tax

Herefordshire Council: Band D

#### Services

Mains Water, Mains Electricity, Private Drainage - Septic Tank, Oil Central Heating

#### Directions

Proceed out of Hereford on the Bodenham Road (A465). Go past the Golden Cross Pub and take the right hand turning before the The Amberley Arms, this is just past the turning for Burmarsh and up the hill. As the hill drops down, turn right at the letter box and go past the cottages. Go straight over the crossroads and the property is on the left hand side with electric gates.



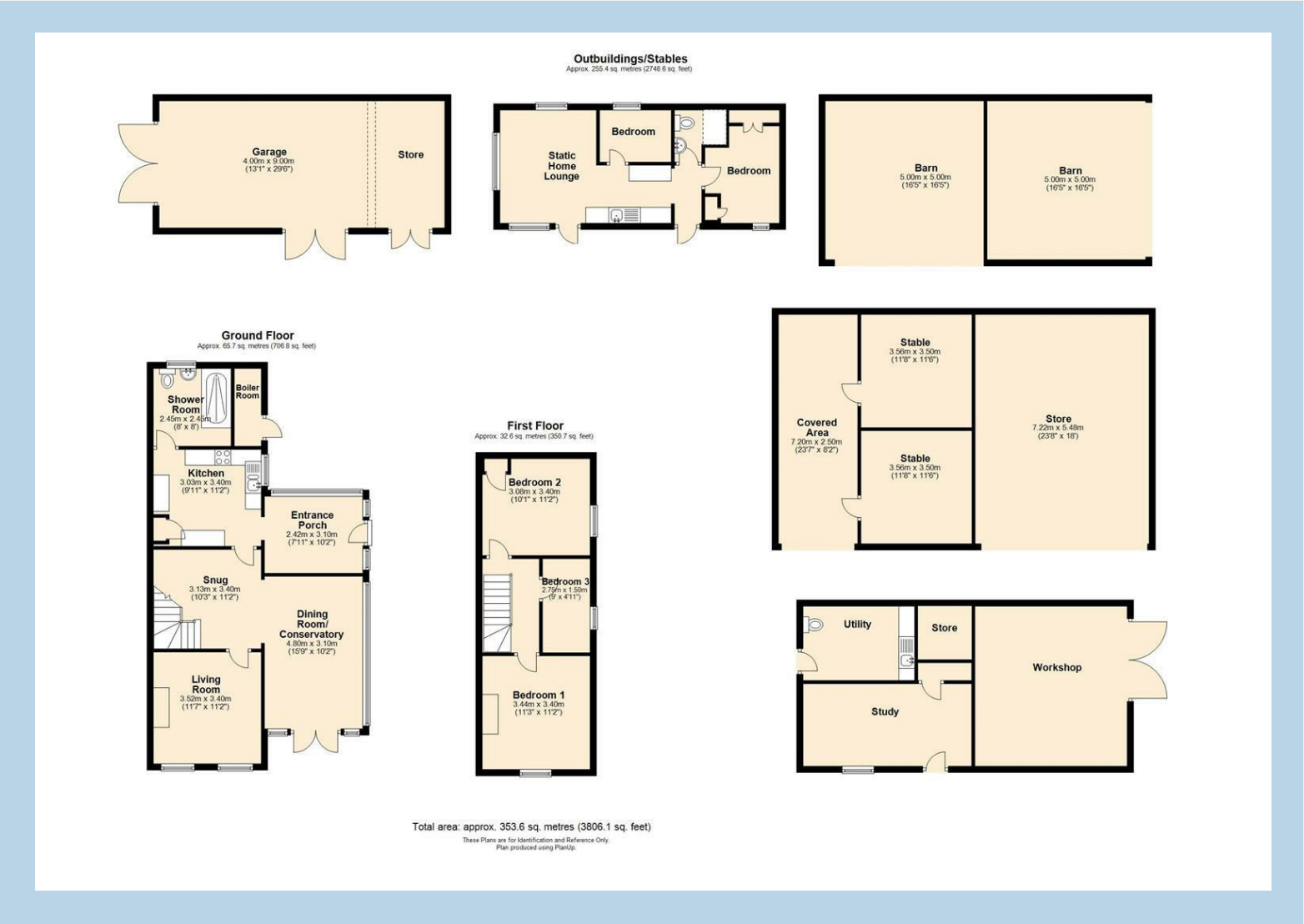
Viewings  
Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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November 2019

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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