



Waterloo

Letton, Hereford, Herefordshire, HR3 6DN

jackson
property

£350,000

Grade II Listed Detached Cottage | 3/4 Bedrooms | Character Features Throughout | Approx 5.5 Acres of Gardens and Grounds | Outbuilding/Workshop

Situation

'Set close to the picturesque village of Letton, surrounded by the Herefordshire Wildlife Trust Nature Reserve, the Sturts. The property lies only 10 miles from Hay on Wye and 12 miles from the cathedral city of Hereford providing major railway links, restaurants, supermarkets, as well as a variety of popular shops.

Description

Approached via a private driveway is this Grade II Listed black and white detached property retaining many character features throughout. The property is accessed via a wooden door opening into the reception hall, with access to all ground floor rooms, plus stairs to the first floor. The kitchen is fitted with base and wall units, space for a cooker, washing machine, fridge and Worcester Bosch central heating boiler. The kitchen opens into the dining room which has a south facing window to the garden, Ulefos woodburner and exposed original stonework on the chimney breast. The living room also has a high output Merlin woodburner creating a focal point and warm and cosy atmosphere.

The ground floor has a further study room and ground floor bedroom. The family bathroom is located off the kitchen and is fitted with a three piece suite including bath with shower over.

The first floor consists of three bedrooms and a dressing room which could be utilised as a fourth bedroom if needed. Bedroom one and two are good sized south-facing double rooms overlooking the garden with bedroom three being a single room.

The garden and grounds of this property consist of mature shrubs and trees creating a peaceful and secluded haven, of approximately 5.5 acres divided into a garden and small fields enclosed by mature hedges. There is a useful outbuilding which is located next to the property as well as several other outbuildings a little further from the house.

Flooding information

After twenty two years without a flood affecting the

house, the last two winters have seen several floods in the house, one of them severe. However recovery to pre-flood condition is swift.

Law Society - Buyer Information Pack

The Seller of this property has provided a detailed 'Buyer Information Pack' which contains additional information about this property. Please ask us for access to this pack.

What3Words

///whoever.coconuts.crunch

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

Please call in advance if you are awaiting a PCR test or have been contacted by NHS track & trace

- All viewers are required to wear a face covering when inside of the property. If you do not, the appointment may be cancelled.
- A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.
- We are operating with a zero contact policy and all doors will need to be left open throughout the property.
- We ask that you maintain a safe social distance throughout the appointment.

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/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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.

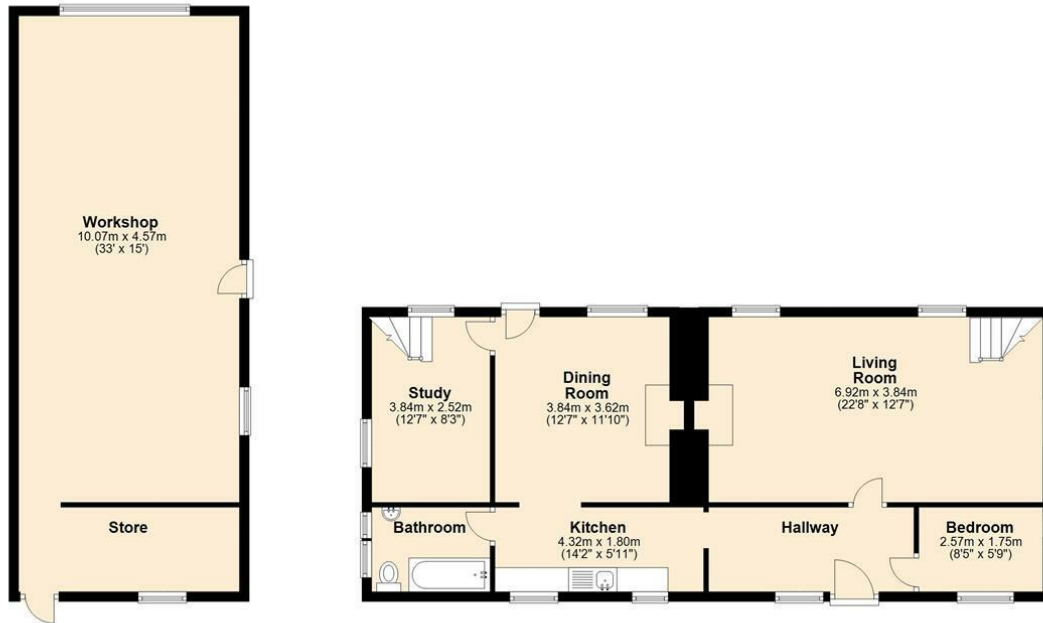
Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.



To arrange a viewing please contact us on t. 01432 344 779
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Ground Floor
Approx. 131.0 sq. metres (1410.5 sq. feet)



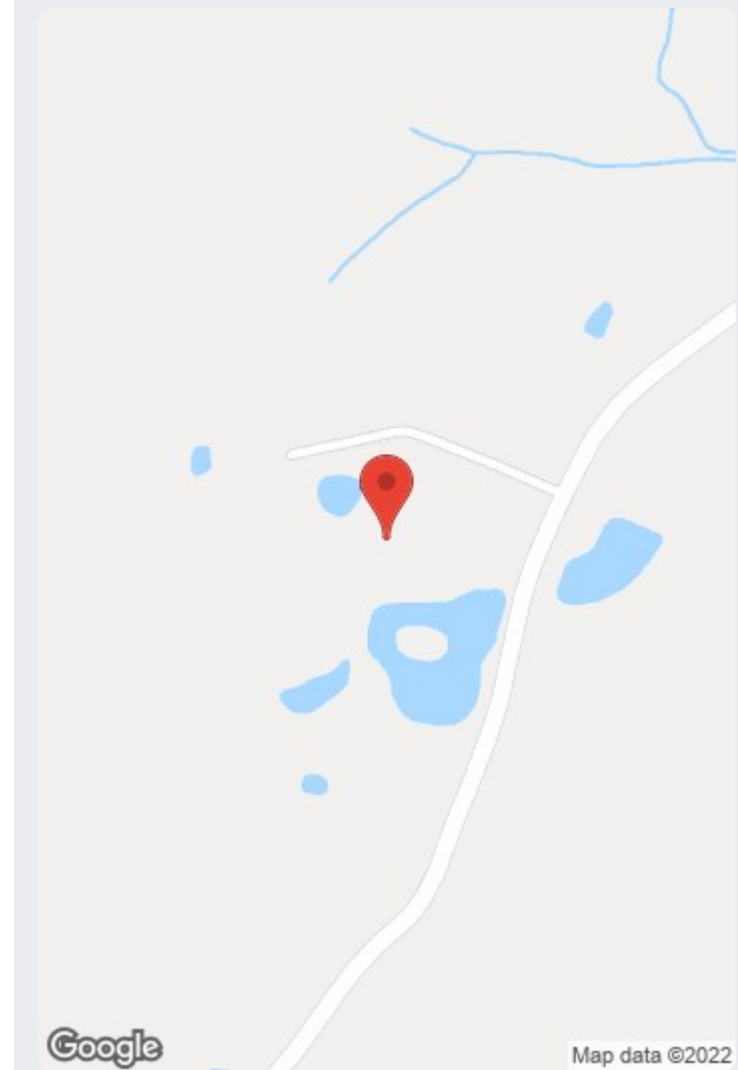
First Floor
Approx. 51.0 sq. metres (549.2 sq. feet)



Total area: approx. 182.1 sq. metres (1959.7 sq. feet)

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

Waterloo, Letton



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Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

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