



Badgers Croft , Tillington Common, Hereford, Herefordshire HR4 8LW

Guide Price £700,000

**jackson**  
property

# Badgers Croft Tillington Common Hereford Herefordshire HR4 8LW

- Private Detached Bungalow
- Grounds Extending to Circa 1 Acre
- Planning Permission for 1 Bedroom Annex
- Range of Outbuildings & Sheds
- Four Bedrooms, Lounge, Dining Room & Kitchen
- Must Be Viewed

## Situation

Located in the popular village of Tillington, some 5 miles distance to Hereford city centre. Tillington and the nearby village of Burghill offer a range of amenities including village school, village shop and popular public house - The Bell Inn. Credenhill is also within easy reach providing a range of amenities to include Chinese restaurant, takeaways, doctors surgery, local park and church, primary school, two nurseries, sports and social clubs,

## Description

Approached from a gated sweeping driveway the landscaped gardens wrap around the attractive property. Entering via an entrance porch, ideal space for coats and shoes before entering into the main entrance hallway. Beyond is the fully fitted shaker style kitchen/breakfast room with ample storage units and worktop space, built in fridge, 4 ring gas hob and eye level integrated double oven. The utility room leads off the kitchen with further storage units, sink, plumbing for washing machine and space for further appliances, there is also a door leading to the rear garden.

Flowing through to the dining room, it lends itself to an option of creating a larger kitchen family room if a buyers wishes to merge the rooms. Continuing the flow to the living room is found to the front of the property with a woodburning stove as it's focal point, sliding doors leads you into the bright conservatory to enjoy the views of the garden and the wildlife.

Beyond the dining room is the inner hallway which allows for a separation between the living space and the bedrooms. The family bathroom is well appointed with separate shower cubicle and corner bath suite. Bedrooms 2 & 3 great size double bedrooms overlooking the front aspect with a selection of built in wardrobes. There is a further bedroom or family room with folding doors creating a versatile accommodation. At the end of the hallway is the spacious principle bedroom suite with built in wardrobes, and ensuite shower facilities.

## Grounds

The property is set within approx. 1 acre of grounds with areas of lawns, patio, vegetable

garden and raised decking area. At the entrance to the gated driveway is the carport with parking for a vehicle, following the tarmacked driveway through the beautifully laid out gardens providing an attractive setting for this quality bungalow. There is a further parking area to the side of the property with an additional double carport and store. The front garden is mainly laid to lawn with mature shrubs to it's borders and substantial planting with separate seating areas including raised pergola seating. There are a range of wooden outbuildings and sheds, along with a vegetable patch area. Overall with a great deal of privacy

## Agents Notes

The property has recently had planning permission granted for a one bedroom detached single storey annex within the grounds of the property. Please find the link to the planning documents online: [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=213702&search-term=hr4%208lw](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=213702&search-term=hr4%208lw)

The property is fitted with 18 optimised PV panels, the system is owned by the property and ownership will transfer to new owners of the property. It currently generates an annual income in excess of £1600 and has 14 plus years to run on the 25 year contract. In addition to this the property gets to use as much of the generated electricity as it needs with the excess being exported back to the national grid. The system is also fitted with a Solar iBoost which uses excess generated electricity to heat the domestic hot water thereby saving money (especially during the summer months) on the gas bill.

## Services

Mains electric, gas and water are connected, Private Drainage Herefordshire Council Tax Band E

## Directions & What3Words

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## 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](http://www.bill-jackson.co.uk)

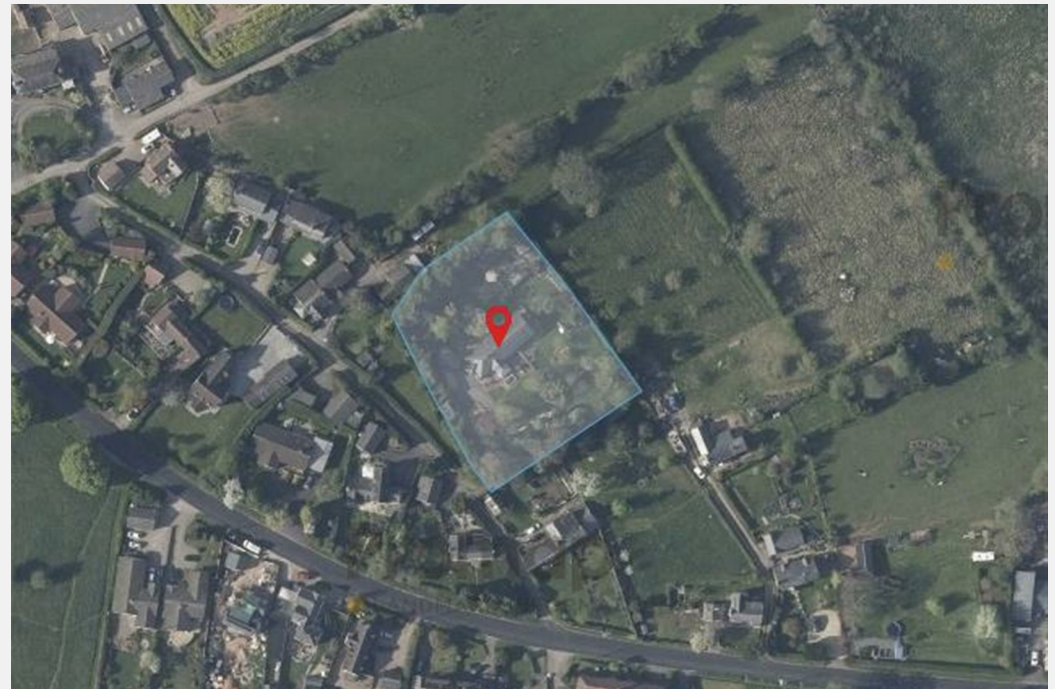
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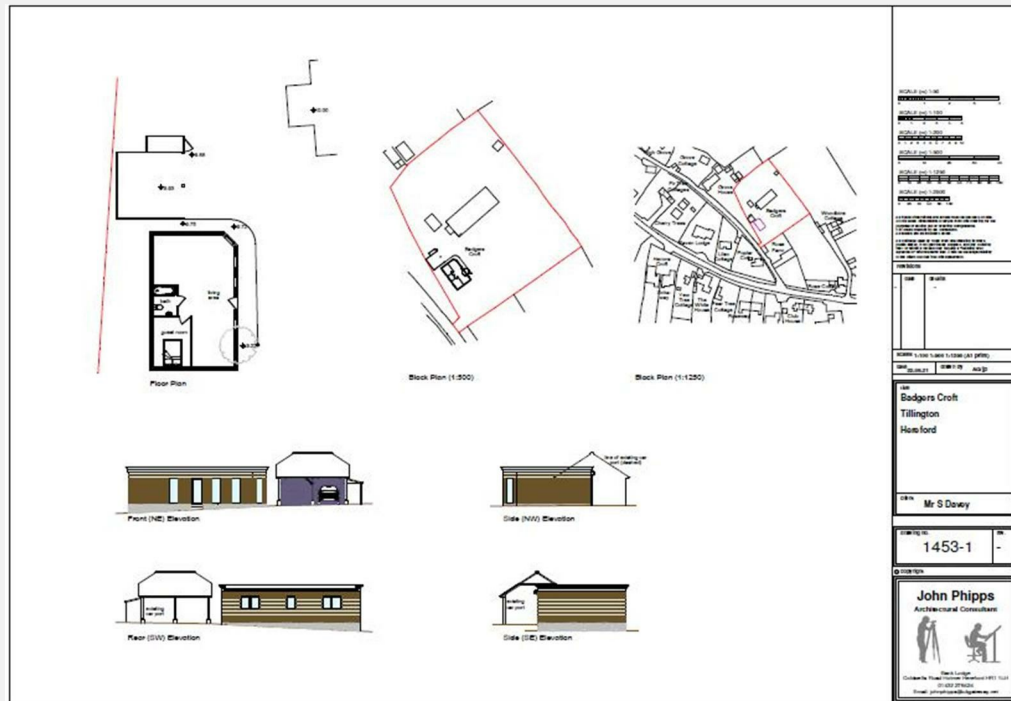
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are 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 other details 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.







## Badgers Croft, Tillington, Hereford, HR

Approximate Area = 1721 sq ft / 159.8 sq m (excludes car port)

Outbuilding = 174 sq ft / 16.2 sq m

Total = 1895 sq ft / 176 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2022. Produced for Jackson Property. REF: 809524

Energy Efficiency Rating	
Current	Potential
78	81

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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