

Little Berrington Cottage , Bodenham, Hereford, Herefordshire HR1 3HT

Asking Price £675,000



Little Berrington Cottage Bodenham Hereford Herefordshire **HR13HT**

- Detached Cottage with Outbuilding
- Set within 3.5 Acres of Grounds & **Paddocks**
- 3 Bedrooms and 2 Reception Rooms
- Popular North Herefordshire Village
- Potential for Further Extensions
- · Sold with No Onward Chain

Situation

The property is located in a quiet position with easy access to the popular England's Gate Public House, Brockington Golf Course, and Queenswood Country Park. The village also benefits from a church and primary school. Leominster is approximately 7 miles distance, and the cathedral city of Hereford, 10 miles, offering a wider range of recreational, educational and shopping facilities.

Description

The property is approched via driveway with 2 sets of double gates, leading to a further sweeping gravelled driveway.

Entering from the rear, there is a large entrance hall with staircase to contact the agents on 01432 the first floor and overhanging galleried landing. The kitchen is light Viewings to be conducted under our and spacious with ample eye level and low level storage cupboards, inset sink overlooking the adjoing paddocks and access to the dining room, having door out to front gardens, exposed beans and previous access to the living room.

The Living Room has further exposed character feautres and brick fireplace. Further ground floor rooms include a study and downstairs shower room.

The first floor has 3 bedrooms, all great size doubles with built in wardrobes. The main bathroom is a lovely space with 4 piece suite, having large separate shower cubicle and roll top bath.

extend to 3.5 acres. The main garden otherwise as to the correctness of is to the front of the property, being mainly laid to lawn. The paddocks have 2 gated access areas and are laid out in an L-shape. There is a detached barn with potential to make stabling or garage suite (subject to planning).

Services

Mains Electricity, Mains Water, Mains Gas and Fibre Broadband is available

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Viewings

Strictly by appointment. Please 344779.

viewings policies, copies of which can be found on www.billjackson.co.uk

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Externally, the grounds and gardens must satisfy himself by inspection or 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.

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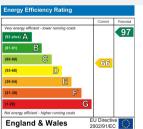


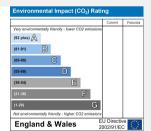














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