



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

Asking Price £675,000

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property



# Little Berrington Cottage

## Bodenham

## Hereford

## Herefordshire

## HR1 3HT

### 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 approached 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 the first floor and overhanging galleried landing. The kitchen is light and spacious with ample eye level and low level storage cupboards, inset sink overlooking the adjoining paddocks and access to the dining room, having door out to front gardens, exposed beams and previous access to the living room.

The Living Room has further exposed character features 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.

- 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

Externally, the grounds and gardens extend to 3.5 acres. The main garden 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 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)

### Jackson Property

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	97	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	66	(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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