



2 Block Cottages , Hope-Under-Dinmore, Leominster, Herefordshire HR6 0PT

Charming 2 Bed Terraced Stone Cottage in Lovely Rural Position.

Offers Over £260,000



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LOCATION

2 Block Cottages forms part of a terrace of stone cottages set on the fringe of the rural village of Hope-Under-Dinmore which lies approximately 4 miles from the market town of Leominster and 8 miles from the Cathedral City of Hereford, both of which offer a comprehensive range of facilities. The property is surrounded by delightful Herefordshire countryside and benefits from pleasant rural views.

BRIEF DESCRIPTION

This charming terraced cottage is approached from the front elevation via a double glazed front door which opens to an Enclosed Porch with a further door leading through to an impressive open plan, Living/Dining Room. This lovely room has a spacious living area with double glazed window overlooking the gardens and countryside beyond, with central ceiling light and modern electric radiator. The room then opens to a formal dining area with ceiling light, electric radiator and forming a feature to the room is a stone recessed fireplace with inset Clearview stove with fitted cupboards/shelving to the side of the chimney breast. There is an enclosed staircase leading to the first floor accommodation and access to under stairs storage.

A door from the Dining Area then leads through to the updated Kitchen which offers a range of attractive, matching base and wall units, solid wood work surfaces and inset Belfast style sink. There is planned space for cooker with extractor hood above, further space for fridge freezer and space and plumbing for washing machine. There are two roof windows, ceiling lighting and double glazed stable door providing access to the rear. Off the kitchen a door leads through to the ground floor bathroom which comprises a coloured suite to include panelled bath with mixer tap hot and cold with shower attachment, low flush w/c, his and hers sink set to vanity unit and a double-glazed window to the side elevation.

The staircase from the dining area leads up to the first-floor landing with doors off to bedroom 1 which can comfortably accommodate a double bed and has double-glazed window to the front overlooking the gardens and the countryside beyond. Against the one wall is extensive open-fronted wardrobe and shelving storage with the original fireplace forming a feature (not in use). Bedroom 2 again a double bedroom has double-glazed window to the rear elevation, original feature fireplace (not in use), built-in storage cupboard to the one side of the chimney breast and a further built-in good sized airing cupboard to the other with a range of fitted slatted shelves and factory insulated hot water cylinder.

OUTSIDE

Outside, the property benefits from extensive gardens primarily to the front elevation where there is a raised patio/seating area directly in front of the property which takes advantage of views over the neighbouring gardens and the countryside beyond.

- A Charming Stone Traditional Terraced Cottage Set in a Lovely Rural Position on the Fringe of the Village of Hope-Under Dinmore
- Offering Accommodation Set Over Two Floors To Include Kitchen, Spacious Open Plan Living/Dining Room With Wood Burning Stoves, Ground Floor Bathroom and Two First-Floor Double Bedrooms
- Benefiting From Large South-Facing Gardens Together With Pleasant Outside Seating Patio Areas, Garden Sheds, Together With Further Rear Garden & Parking For Two Cars

There is a timber-framed garden shed with steps down to a further patio area which in turn leads to the large gardens which form a delightful feature to the property being principally laid to lawn with some mature specimen trees and raised floral and shrub beds together with a further detached timber-framed shed. To the rear of the property is shared vehicular access which leads to the property's own private parking comfortably for two cars adjacent to the property, with steps leading up to a further raised lawned garden area which backs onto open fields.

SERVICES

Mains Electricity & Water

Private Drainage which is located within the property's garden.

OUTGOINGS

Council Tax Band: B

TENURE - FREEHOLD

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

DIRECTIONS

From Leominster proceed south toward Hereford on the A49. After you pass the garage at the bottom of Dinmore Hill take the first right turning to Hope-under-Dinmore signposted village centre. Proceed along this road, under the railway bridge, follow the road around to your right where the entrance to Block Cottages will be found after approximately a 100 meters on the right.

What3Words: swordfish.popping.commuted







ROOM MEASUREMENTS

GROUND FLOOR
 KITCHEN - 11'9 x 9'9 (3.58m x 2.97m)
 LIVING/DINING ROOM - 30'5 x 12'0 (9.27m x 3.66m)
 BATHROOM - 9'11 x 6'2 (3.01m x 1.88m)
FIRST FLOOR
 BEDROOM 1 - 13'7 x 11'8 (4.14m x 3.56m) max
 BEDROOM 2 - 12'4 x 10'8 (3.76m x 3.25m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 46	 73	 42	 66
England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>



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