

FOR
SALE



Fiddlers Green Cottage, Fownhope, Hereford HR1 4NU

£495,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

A charming detached Period cottage in a convenient rural location, with lovely views, 3 bedrooms, gas central heating, double garage and large gardens - about 0.44 acres. Viewing highly recommended.

POINTS OF INTEREST

- Charming detached cottage
- Convenient rural location
- 3 Bedrooms
- Pleasant views
- Lovely gardens about 0.44 acres
- Double garage



ROOM DESCRIPTIONS

Canopy entrance porch

Quarry tiled floor, seat and hardwood door to

Dining room

Recessed fireplace with woodburning stove on raised quarry tiled hearth, radiator, window to front, hardwood door to

Living room

Open fireplace with brick surround and quarry tiled hearth, 2 radiators, 2 windows to front, understair store cupboard, panelled glazed door to

Utility area

Wall mounted gas-fired central heating boiler, plumbing for washing machine and a

Shower room

Tiled shower cubicle with mains shower fitment and glass screen, wash hand basin, WC, radiator, extractor fan and window to side.

Kitchen/breakfast room

Kitchen fitted with a range of oak-style base and wall mounted units with worksurfaces and tiled splashbacks, 1 1/2 bowl sink unit and radiator. The breakfast area has a window to rear, radiator, window and stable door to a

Garden Room

Flagstone floor.

A staircase leads from the living room to the

First floor landing

Radiator, window to front.

Bedroom 1

Fitted wardrobes, radiator, window to front.

Bathroom

Bath, mains shower fitment, wash hand basin and WC, shelving, storage cupboard, electric heated towel rail, wall mounted electric heater, built-in airing cupboard with hot water cylinder.

Inner landing

Bedroom 2

Exposed beamwork, radiator, 2 windows to front.

Bedroom 3

Radiator, access to eaves storage, Velux roof window, window to rear.

Outside

Adjoining the property is a Lean-to Garden Store.

The property is approached via double gates that lead to a gravelled parking and turning area enclosed by hedging with a

Detached double garage

with 2 sets of double doors, light and power.

Gardens

There are delightful cottage-gardens, which lie to the front and side of the property with lawns interspersed with well-stocked flowerbeds with a range of ornamental shrubs and trees including apple. There is an ornamental pond and further pedestrian gate to the driveway. The garden is enclosed by ranch-style fencing and hedging.

To the one side of the property there is a vegetable garden, there is also a small orchard and to the rear there is a sloping grassed bank upon which there are a variety of trees and a greenhouse. The whole extends to approximately 0.44 acres.

Services

Mains electricity, gas and water are connected. Private drainage system. Gas-fired central heating.

Outgoings

Council tax band E, payable 2024/25 £2855.88. Water rates are payable.

Directions

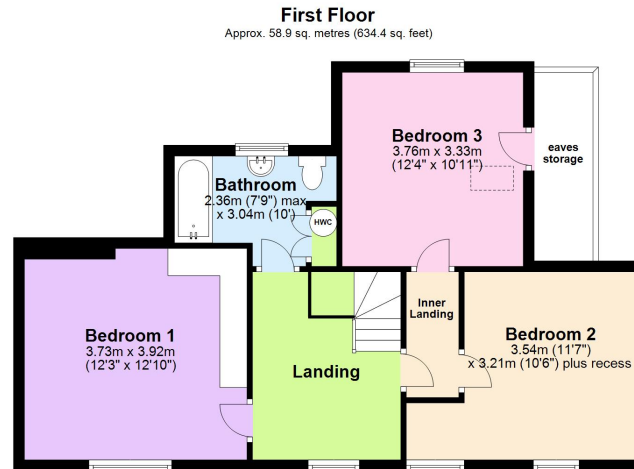
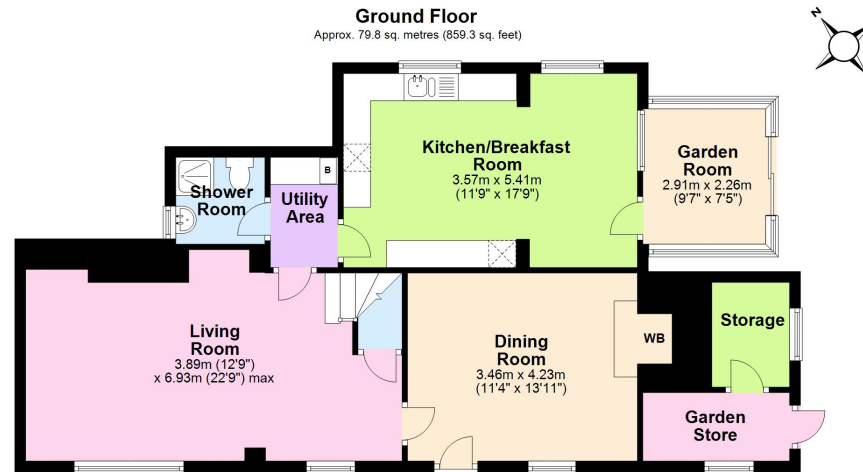
From Hereford proceed initially towards Ledbury on the A438, and then, just past Hereford Fire Station, turn right onto the B4224 towards Fownhope. Continue through the village of Hampton Bishop and Mordiford and the property is located on the left-hand side about 7 past the Holme Lacy River bridge.

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



Total area: approx. 138.8 sq. metres (1493.7 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Fiddlers Green Cottage, Fownhope, Hereford

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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		80	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E	54		
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		