



The Lakes

Whitstone
Hereford
HR1 3NE



The Lakes, Whitestone, Hereford HR1 3NE

This detached period cottage occupies a lovely rural location with 4 bedrooms (1 en-suite), 3 reception rooms, conservatory, gas central heating, double garage and lovely gardens and grounds extending to 0.6 acres.

This excellent detached cottage is pleasantly located at the end of a "no-through" road in an accessible rural location, just 4 miles east of the Cathedral City of Hereford, surrounded by pastureland. The Lakes is in a small hamlet of just three to four properties in Whitestone, part of the Parish of Withington, 1/2 mile from the main village of Withington where there is a shop, village hall, church, primary school, a public house (Cross Keys) and Radway Garden Centre is also nearby.

The Lakes comprises an extended late Victorian cottage, with gas central heating, solar panels (4kW) and has well-presented accommodation, ideal for family purposes; spacious and versatile (over 2,700 sq. feet - including the garage) with gardens & grounds which extend to just over half an acre (0.6acres). The whole is more particularly described as follows:-

Canopy Porch

With door into the

Open-Plan Living Area

With 2 radiators and archway, windows to the rear.

Sitting Room

Recessed fireplace with a multi-fuel stove and marble surround and granite hearth, radiator and bay window to the front.

Dining Room

With 2 radiators, patio doors to side and double doors into the

Conservatory

Tiled floor and access to the garden.

Kitchen/Breakfast Room

Fitted with a range of shaker-style base and wall mounted units with granite worksurfaces with 1½ bowl sink and mixer tap, breakfast bar, built-in electric double oven with microwave, 4-ring induction hob and extractor hood, built-in refrigerator, built-in dishwasher, vertical radiator, Velux roof window, bay window to front and archway to the

Rear Hall

With hatch to roof space, central heating thermostat and radiator.

Shower Room

Part-tiled walls and shower cubicle with glass screen, wash hand-basin and WC, ladder style radiator, extractor fan and window.

Utility Room

Storage units, sink with mixer tap and plumbing for washing machine, alarm control panel, radiator, window to rear, connecting door to the garage.

Reception Hall/Study

Door to the front Canopy Porch with laminate flooring and radiator, bay window and door to the front Canopy Porch - this room could be used as an additional bedroom, if required.

The main staircase leads from the Open-plan living area

First floor landing

Hatch to roof space and linen cupboard

Bedroom 4

Storage cupboard, radiator, window to front.

Bedroom 2

Fitted mirror wardrobes, radiator, window to front.

Bedroom 3

Fitted mirror wardrobes, radiator, window to rear.

Bathroom 2

Suite comprising spa bath with mixer tap, electric shower with folding glass screen, tiled surround, wash hand-basin, WC, radiator and window.

A second staircase leads from the Dining Room to the

Side Landing

With window.

Bedroom 1

Built-in wardrobes, hatch to roof space with integral loft ladder, radiator, windows to front and side.

Bathroom 1

Suite comprising bath with mixer tap, electric shower with folding screen, wash hand-basin and WC, ladder style radiator, window, shaver light and point.

Outside

The property is approached via a "no-through" road which leads off the A4103 and then, to the front of the property there is a large brick paved parking and turning area and the DOUBLE GARAGE with twin electric up-and-over doors, light, power and 2 windows. There is a 7kW EV car charging point adjacent to the right-hand door; also a wooden garden shed with window (approx. 6ft x 8ft), set back to the side of the garage suitable for cycle and mower storage.

The front garden is lawned with a raised bed, ornamental shrubs and trees, cider stone, outside lights and water tap. The majority of the gardens and grounds lie to the eastern side of the property and are essentially divided into 3 parts. Initially, there are lawned gardens again with various ornamental shrubs, trees, a lower paved patio area and a large greenhouse with water and mains, and also adjoining the house is a further large paved terrace area suitable for BBQs. There is also a vegetable area with raised beds and soft fruit garden with hedging, separate areas for a bonfire and for composting, range of corrugated store-sheds and a former potting shed and an area of orchard with mixed fruit trees including pear, apple and plum together with a mature oak tree. The whole extends to approximately 0.6 acres.

Services

Mains electricity and gas are connected. Private drainage system. Private water supply. NB mains water is understood to be available adjacent to the property. Telephone (subject to transfer regulations), WiFi (Fibre to the Premises), Gas-fired combi boiler providing central heating and hot water.

Outgoings

Council Tax F - payable 2024/2025 £3324.37

No water or drainage rates are payable.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

From Hereford, proceed towards Worcester on the A4103 and then, immediately before the railway bridge and Radway Garden Centre, turn right into a "no-through" lane and the final property located at the very end of the lane .

What3words - hands.engraving.stable

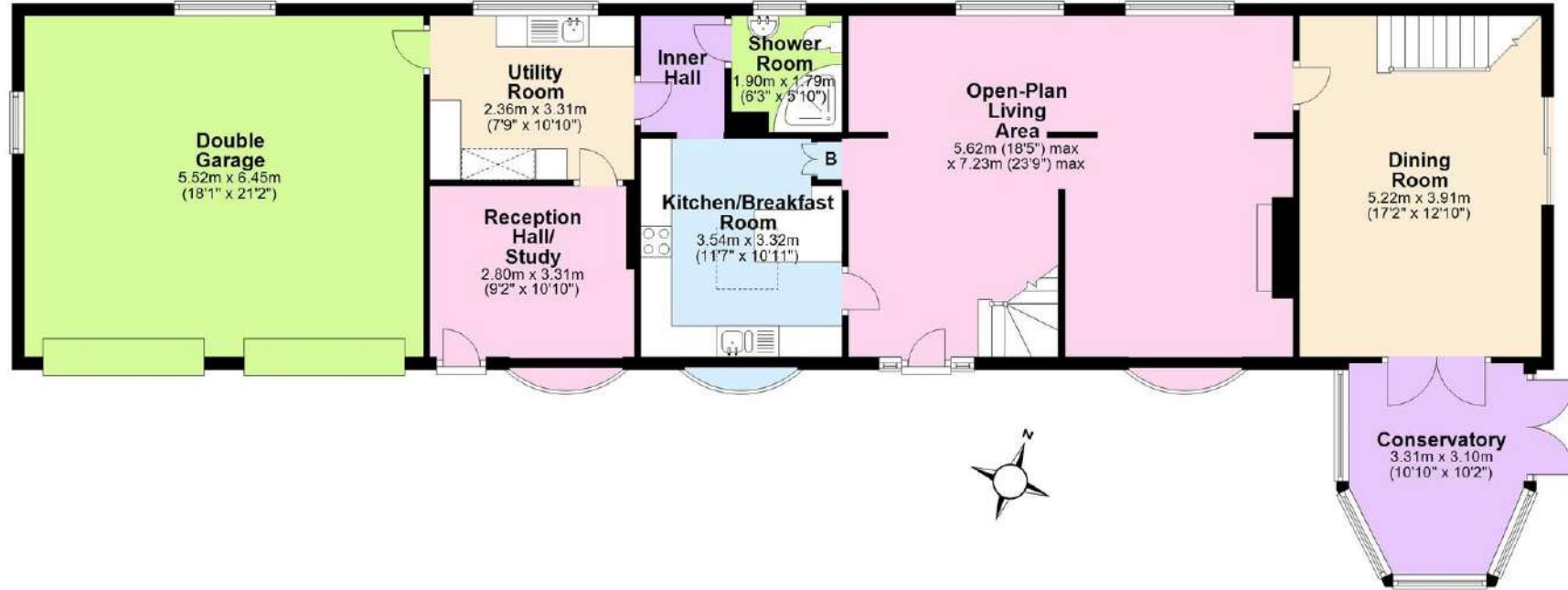


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	85
England, Scotland & Wales			EU Directive 2002/91/EC



Ground Floor

Approx. 144.2 sq. metres (1552.1 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.8 sq. feet)



Total area: approx. 206.6 sq. metres (2223.8 sq. feet)

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

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