



# Moor Farm Cottage

Bodenham  
Hereford  
HR1 3HS



# Moor Farm Cottage, Bodenham, Hereford HR1 3HS

**A delightful Period property, in a convenient village location, with 3 bedrooms, excellent living space and delightful “plantsman’s gardens” about 0.38 acres.**

Moor Farm Cottage is pleasantly located in a part of the village of Bodenham known as Bodenham Moor, backing on to open farmland, and is between the Cathedral City of Hereford (8 miles) and the Market Town of Leominster (7 miles). The Cathedral Cities of Worcester (25 miles) and Gloucester (30 miles) are also easily accessible.

Bodenham is a thriving and active village within which there is a church, primary school, shop/post office, public house, doctors surgery, village hall and tennis club.

The original half-timbered cottage has been extended on 2 occasions and provides spacious accommodation with scope for further extension and updating, and has gas central heating, secondary glazing, excellent parking, and undoubtedly a prime feature is the mature beautifully tended garden.

The whole extends to approximately 0.38 acres, and is more particularly described as follows:

## **Ground floor**

### **Entrance porch**

With window seat, quarry tiled floor and door to the

### **Entrance Hall**

Radiator, central heating thermostat, understairs storage area, staircase to first floor.

### **Kitchen/Breakfast Room**

Gas fired Rayburn (which provides hot water and central heating), beech-effect units with wooden worktops, electric double oven, electric hob, twin unit sink, built-in dishwasher, window, secondary glazed window to front, door into the

### **Shower/Utility Room**

Tiled floor and shower cubicle with mains fitment and extractor fan, Belfast sink unit, corner wash hand basin with cupboard under, WC, electric heated towel rail, central heating programmer and window.

### **Sitting Room**

Feature recessed fireplace with radiator, exposed timbering, glazed window, cupboard housing the electric meters and door to the

### **Dining Room**

Open fireplace with brick surround and hearth, exposed timbering, radiator, secondary glazed window and French doors to front and door into the

### **Drawing Room**

Stone fireplace with inset woodburning stove and flagstone hearth, 2 radiators, 2 secondary glazed windows to front, French doors to the side.

## **First floor**

### **Landing**

Exposed timbering, window, radiator, airing cupboard with radiator.

### **Master bedroom suite**

With **Dressing Room** with built-in wardrobe, hatch to roof space, **Shower Room** with tiled shower cubicle, electric fitment, wash hand basin, WC, radiator, shaver point, window to front.

### **Bedroom 1**

Built-in wardrobes, 2 radiators, 3 windows.

### **Bedroom 2**

Corner sink unit with cupboards under, radiator, window to front.

### **Bedroom 3**

With storage cupboard, window to side.

### **Bathroom**

With walk-in bath, wash hand-basin with cupboard under, WC, radiator, shaver point, window.

## **Outside**

To the front of the property there is a circular gravelled driveway with central rockery and there is a DETACHED TIMBER GARAGE.



## Outside (Cont/...)

Moor Farm Cottage stands in delightfully landscaped gardens which are mainly lawned but with extensive flower and shrub beds with numerous specimen and mature trees, box hedging features, a summerhouse, ornamental pond, greenhouse, shed and composting area.

The gardens are enclosed by mature hedging and back onto open farmland, and the whole extends to approximately 0.38 of an acre.

## General information

### Services

Mains water, electricity and gas are connected. Private drainage system. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band F - payable 2023/24 £ 3149.22  
Water rates are payable.

### Tenure & possession

Freehold - vacant possession on completion.

### Directions

From Hereford proceed initially on the A4103 towards Worcester, continue over Aylestone Hill and at the main roundabout take the 2nd exit and continue through Sutton St Nicholas into Bodenham. Continue over the mini bridge and the property is located on the left hand side just past the farm (if you get to Orchard Close on the left hand side you have gone too far).

### Viewing

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

## Money laundering regulations

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

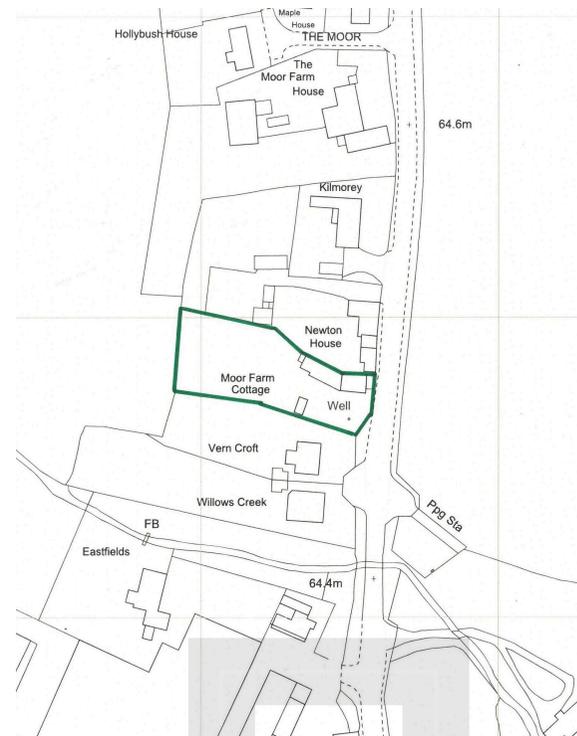
## Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

## Opening hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

JC FC007778 May 2023 (1)



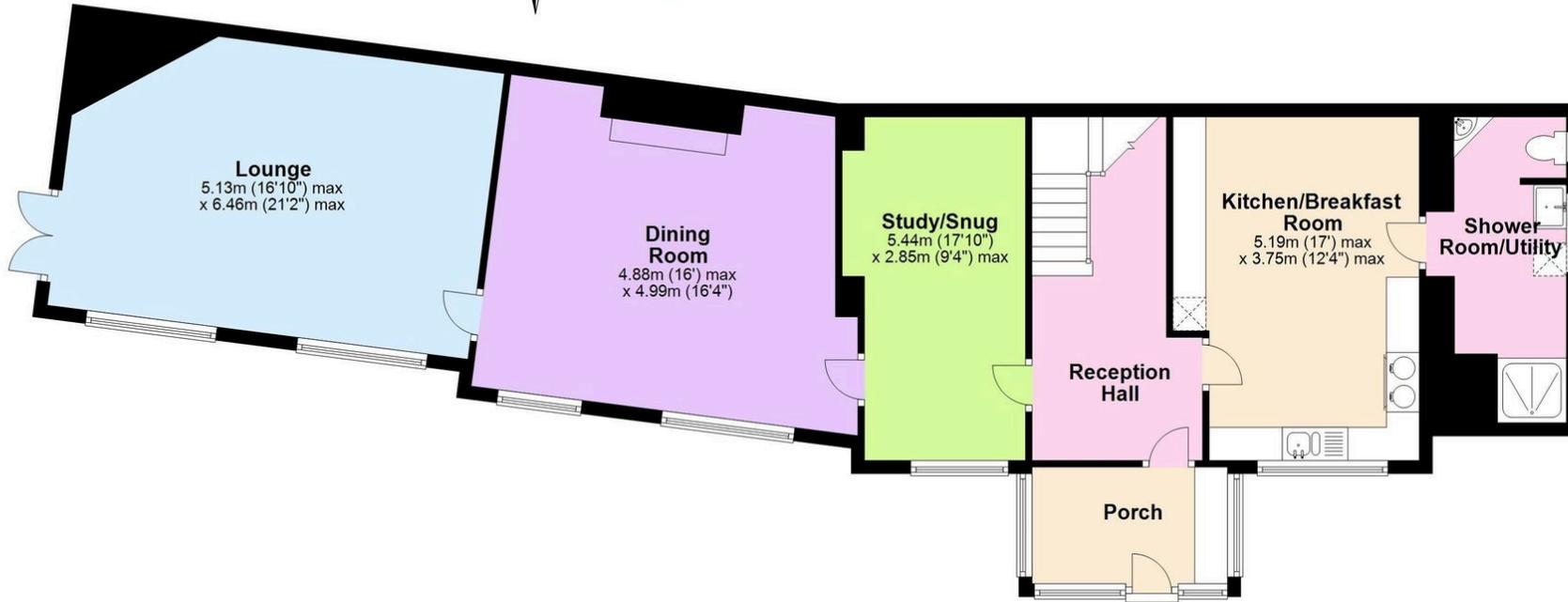
Plan not to scale for illustration purpose only



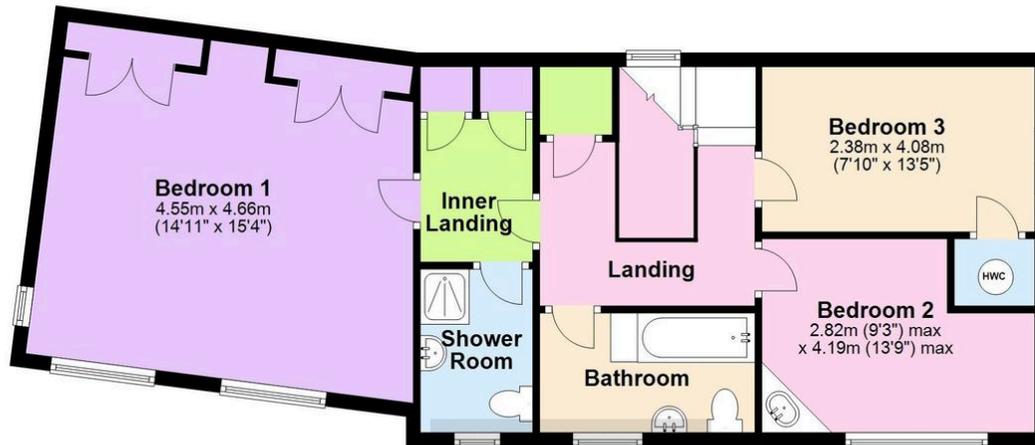




**Ground Floor**  
Approx. 115.5 sq. metres (1243.2 sq. feet)



**First Floor**  
Approx. 71.2 sq. metres (766.2 sq. feet)



Total area: approx. 186.7 sq. metres (2009.4 sq. feet)

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

**Moor Farm Cottage, Bodenham, Hereford**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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