

FOR
SALE



1 Moormills Cottages, Dormington, Hereford HR1 4DY

£425,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the side of the River Frome in this idyllic rural location, a charming 3-bedroom, 3 storey, semi-detached cottage offering ideal family/retirement accommodation.

The property, which is well presented throughout, has the added benefit of gas central heating, a wealth of character and charm, extensive landscaped gardens, large entertaining space, a Detached 2-storey Cruck Barn, and to fully appreciate the property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Idyllic rural location*
- *Charming 3 bed/3 storey cottage*
- *Detached 2-storey Cruck Barn/Garage*
- *Ideal for family or retirement*
- *Must be viewed*
- *Extensive landscaped gardens & grounds*



ROOM DESCRIPTIONS

Entrance porch

Approached through uPVC entrance door, having tiled floor, double radiator, window, storage space, door to

Impressive lounge

Feature flooring, radiator, exposed timbers, 2 windows to front enjoying a fine outlook, central heating thermostat, understairs store cupboard, carpeted staircase to first floor, feature fire surround, door to

Kitchen

1 1/2 bowl sink unit with mixer tap over, range of base cupboards with high-gloss worksurfaces, tiled floor, radiator, recessed spotlighting, tiled wall surround, space for appliances, window enjoying pleasant view across the rear garden, space for Rangemaster-style cooker with extractor hood over, glazed panelled door to

Utility room

Space and plumbing for washing machine, eye-level store cupboard, shelving, door to

Cloakroom

Low flush WC, pedestal wash hand basin, tiled floor and wall surround, glazed window, wall mounted gas central heating boiler.

From the kitchen there is access to the

Dining room

Tiled floor, radiator, feature woodburning stove, window overlooking the rear garden, window and doors to the side patio, radiator.

First floor landing

Carpet, radiator, useful store cupboards, feature side window, wealth of exposed timbers, door to

Bedroom 1

Carpet, wealth of exposed timbers, wall lights, radiator, built-in double wardrobe, window to front enjoying a fine outlook.

Bedroom 2

Carpet, radiator, decorative wall, window enjoying fine view to the rear, built-in double wardrobe.

Bathroom

Suite comprising panelled bath with hand-held shower attachment over, pedestal wash hand basin, bidet, low flush WC, separate shower cubicle, radiator, window, tiled wall surround, wall mirror with shaver light over and lighting to the side.

The carpeted staircase continues from the first floor landing to the

Loft Bedroom 3

An impressive room with woodstrip flooring, exposed timbers, feature ceiling light/fan, access hatch to loft storage space, high-level window to front, window to side enjoying a fine outlook, access through to eaves storage space providing the perfect dressing area with 2 hanging rails and electric light.

Outside

The property is approached over a shared, private, driveway with access through twin 5-bar gates onto an extensive driveway providing ample off-road parking facilities and with access from here to the

Detached Garage/Coach House/Cruck Barn

with ground floor doors opening onto a large garage space with concrete floor, exposed timbers, power and light points, ample storage space. Stairs to the side of the barn lead up to the first floor

Home Office/Gym/Living Space

with laminate flooring, wealth of exposed timbers, glazed windows enjoying a fine outlook, power and light points and door to the

Cloakroom

WC, pedestal wash hand basin, exposed timbers, extractor fan and laminate flooring.

Gardens

Behind the barn there is an attractive lawned garden sided onto the River Frome, with a variety of trees, flower and shrubs, useful greenhouse and fine views across surrounding countryside.

To the immediate side of the property there is an enclosed good-sized paved patio area with feature arbour providing the perfect entertaining/barbecue space, enjoying a fine outlook across the gardens and the River Frome.

There is a good-size rear garden beautifully laid to lawn enclosed by fencing and enjoying fine countryside views.

The gardens and grounds form a special feature of the property and really must be seen to be fully appreciated.

Services

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

Outgoings

Council tax band D, payable 2024/25 £2319.91. Water and private drainage - Private Treatment Plant installed 2024.

Agent's note

The property suffered from slight water ingress in 2007, but has never suffered from that before that date or since.

Directions

Proceed east out of Hereford on the A438 Ledbury Road, passing through Lugwardine and Bartestree. Continue down the hill passing Frome Court on your right and after approximately 1/2 mile turn left along the private drive, which leads to No 1 Moormills Cottages.

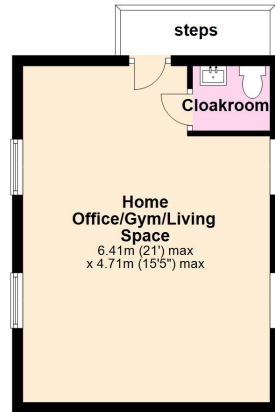
Viewing

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

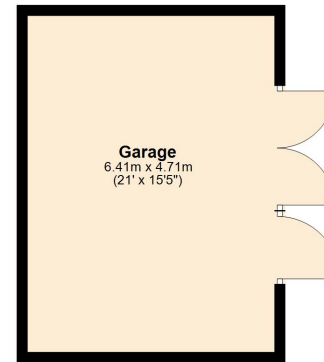
Money laundering regulations

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

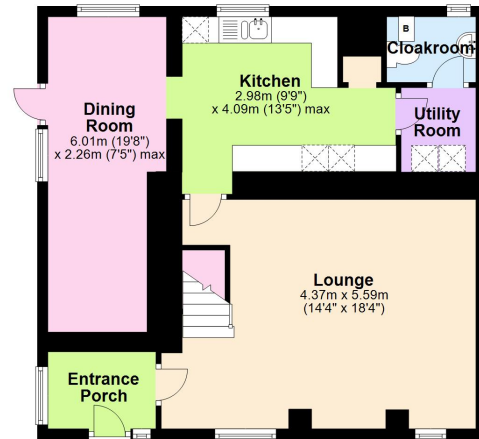
Garage/Coach House/Cruck Barn
Approx. 30.2 sq. metres (325.0 sq. feet)



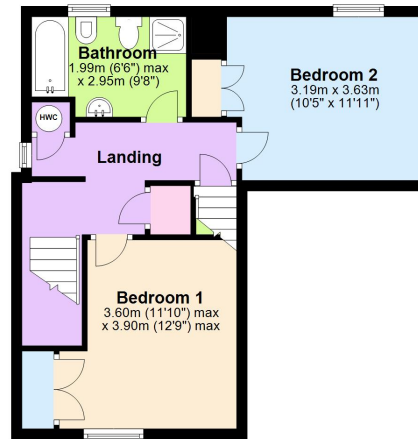
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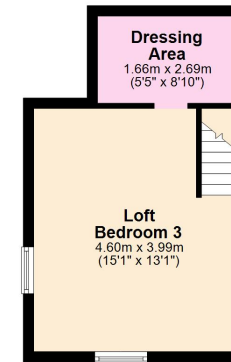
Ground Floor
Approx. 63.7 sq. metres (685.5 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.6 sq. feet)



Second Floor
Approx. 22.8 sq. metres (245.7 sq. feet)



Total area: approx. 189.8 sq. metres (2042.7 sq. feet)

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

1 Moormills Cottages, Dormington, Hereford

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