

FOR
SALE



1 Moorfield Cottages, Ocle Pychard, Hereford HR1 3QL

£329,500 - Freehold

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

PROPERTY SUMMARY

Situated in this popular rural location within easy reach of both Hereford and Bromyard, a charming 3 bedroomed semi-detached cottage offering ideal family accommodation. The property has the added benefit of solar panels, air source heating, an extensive rear garden, ample parking, a range of out buildings and we recommend an internal inspection.

POINTS OF INTEREST

- Popular rural location
- Charming 3 bedroom semi-detached cottage
- Extensive rear garden
- Ideal family home
- Solar panels, air source heating
- Garage & ample parking
- Range of outbuildings
- Must be viewed



ROOM DESCRIPTIONS

Entrance Porch

With double glazed windows, storage space, coat hooks and a glazed panel door through to the

Reception Hall

With fitted carpet, radiator, door to the

Downstairs Cloakroom

With low flush WC, corner wash hand basin, radiator, tiled floor and a double glazed window.

Ground Floor Shower Room

With vanity wash hand basin and storage below, double glazed window, large corner shower with glazed door, ladder style towel rail/radiator, further radiator and tiled floor.

Lounge

With laminate flooring, 2 radiators, double glazed window, picture rail, feature wood burning stove and large corner store cupboard.

Dining Room

With understairs store cupboard, radiator, double glazed window, brick fireplace, display shelving and glazed panel door to the

Kitchen/Breakfast Room

With With 1 ½ bowl sink unit and mixer tap over, a range of wall and base cupboards, ample work surfaces, space for a breakfast table, double glazed windows and a stable door to the rear garden. Space for a cooker with splash backs and cooker hood over, space for further appliances.

First Floor Landing

With doors to

Bedroom 1

With radiator, double glazed window and space for wardrobes.

Bedroom 2

With exposed floor boards, radiator, double glazed window enjoying a pleasant out look.

Bedroom 3

With radiator, double glazed window with a fine aspect.

Outside - Log Cabin

Immediately you step outside there is a large detached log cabin with power and light points, double glazed window and great potential to be used as a home office , home gym or garden retreat.

Outside

To the side of the log cabin is a newly landscaped area with a large decked space ideal for table and chairs, hot tub etc all well enclosed and a real suntrap.

There is a further range of outbuildings, useful for storage and the property benefits from vehicular right of way to the rear which leads to a private drive providing ample parking and access to the extensive rear garden which is well enclosed by high hedging and enjoys views across the surrounding countryside.

Garage with allocated parking space.

Services

Mains water, electricity, drainage. Solar Panels. Air Source central heating.

Outgoings

Mains water, electricity, drainage are connected.

Directions

Proceed north east out of Hereford over Aylestone Hill turning right at the roundabout onto the Worcester Road. After approximately 1 mile take the left turn signposted to Bromyard , go through Withington and Cross Keys then the lane leading to the rear of 1 Moorfield Cottages is on your right opposite the Jones' Coaches Depot.

Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

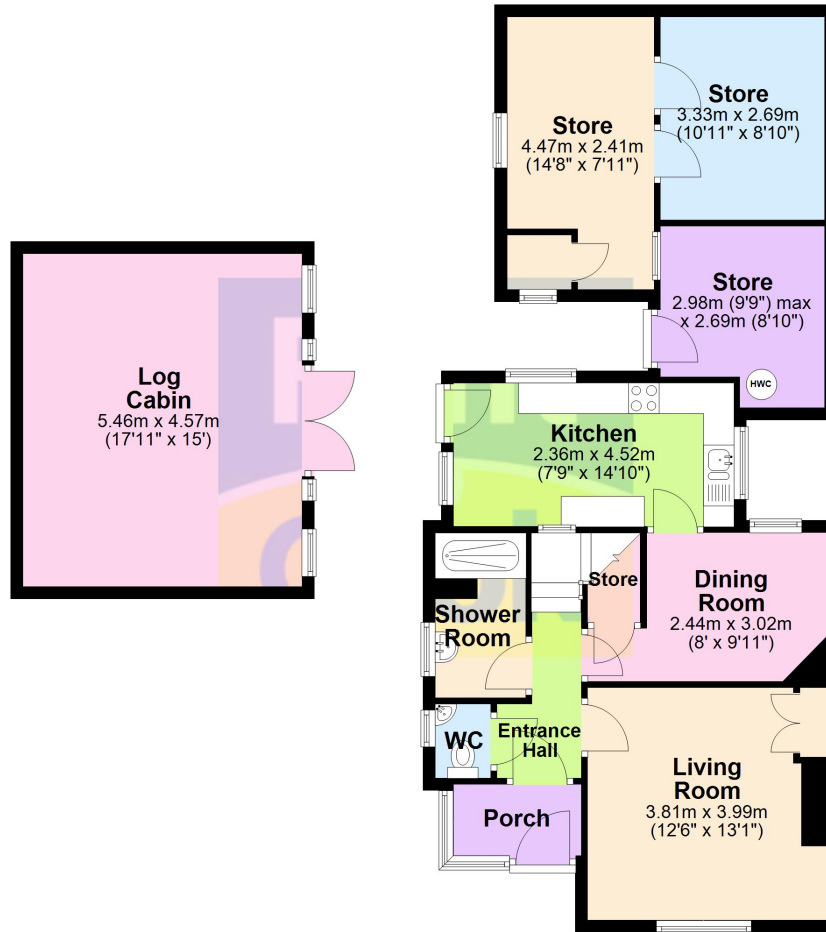
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

Ground Floor

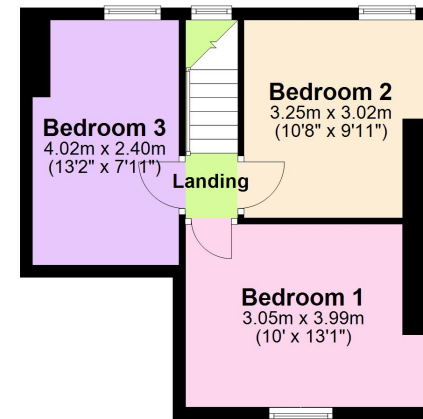
Main area: approx. 49.2 sq. metres (530.0 sq. feet)
Plus outbuildings, approx. 52.8 sq. metres (568.2 sq. feet)



Main area: Approx. 84.8 sq. metres (913.0 sq. feet)
Plus outbuildings, approx. 52.8 sq. metres (568.2 sq. feet)

First Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



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