

FOR
SALE



Riverside Cottage, Kings Capse, Hereford HR1 4UB

£675,000 - Freehold

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PROPERTY SUMMARY

Situated in this picturesque location on the outskirts of Kings Caple is this charming and spacious extended four bedroom detached cottage. Well presented throughout with fantastic living space to the ground floor, four double bedrooms to the first floor and three shower/bathrooms, it is the ideal family home. Outside, the property offers fantastic parking facilities with a detached garage, a good sized garden with a feature swimming pool. A viewing is highly recommended.

POINTS OF INTEREST

- *Extended detached cottage*
- *Popular rural location*
- *4 double bedrooms, 3 bathrooms*
- *Driveway, garage & garden*
- *Swimming pool & solar panels*
- *Ideal family home!*



ROOM DESCRIPTIONS

Ground floor

With oak door leading into the

Main entrance hallway

With porcelain tiled floor, an oak staircase with fitted carpet leading to the first floor, radiator, useful understair storage space utilised as a home office with doors to

Living room

With fitted carpet, two radiators, two double glazed windows, three wall lights, feature fireplace with stone surround, tiled hearth, wood burning stove and wooden mantle over, a large opening leads into the large

Open plan Kitchen/Dining/Family room

A beautiful open space with fantastic light, views towards the garden and countryside beyond with tiled floor, French doors, bi-folding doors, 5 wall lights, two light points, double glazed window with fitted bench seat. Kitchen fitted with base units and wooden work surfaces over, breakfast bar, double Belfast sink, feature electric aga, under counter space for dishwasher, space for an American style fridge/freezer, integrated Samsung oven and combo microwave, two double glazed windows, feature splashback, recess spotlights, large pantry cupboard.

Second entrance hall

With matwell, tiled floors space for coats and shoes storage, opening into the kitchen/dining and door into the utility room

Utility Room

With fitted wall and base units, 1 1/2 bowl sink and drainer unit, double glazed window to the front aspect, tiled floor, recess spotlights, wall mounted fuse box, ample storage space and door into

Wet room

With large walk in shower, low flush w/c, wash hand basin, double glazed window, part tiled surround.

First floor landing

With fitted carpet, exposed timbers, feature ceiling light point, recess spotlights, radiator, airing cupboard housing the hot water cylinder, velux window, double glazed window, door out to the balcony and doors to

Bedroom 1

With fitted carpets, radiator, two double glazed windows with views towards open countryside, two wall lights, ceiling light point, loft hatch and exposed timbers.

Bathroom

Three piece white suite comprising feature bath with mains fitment rainfall shower head over and tiled surround, wash hand basin with tiled splash back, low flush w/c, radiator, double glazed window, tiled floor and recess spotlights.

Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window and feature exposed stone wall.

Bedroom 3

With dual aspect double glazed windows with views towards the open countryside, ceiling light point, fitted carpet & radiator.

Bedroom 4

With fitted carpet, radiator, ceiling light point, velux window and double glazed window.

Bathroom

Three piece suite comprising bath with mains fitment shower head over with part tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, double glazed window, tiled floor and recess spotlights.

Roof terrace

A stoned balcony area with glorious views towards open countryside the garden and countryside beyond

Outside

The property is approached via a 5 bar wooden gate opening up onto a good sized driveway providing off road parking for several vehicles. This provides access to the large single garage with up and over door to the front and personal door to the rear. A paved pathway provides access around the whole of the cottage leading to the two entrance doors and opening out onto the garden which is mostly laid to lawn with a good sized patio and a swimming pool. The rear garden offers fantastic views across open countryside. There is a useful outside summerhouse with light and power. Raised vegetable beds, the garden is enclosed by hedging and fencing. Useful outside sink, outside power points, external boiler and ev charging point.

Agents note

Please note that the property has previously suffered from water ingress, flood defences were installed and no issues have been had since. Please speak with the agent for more information.

Directions

What3words: fastening.hobbit.tilting

Services

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

Outgoings-

Council tax band F - £3538 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

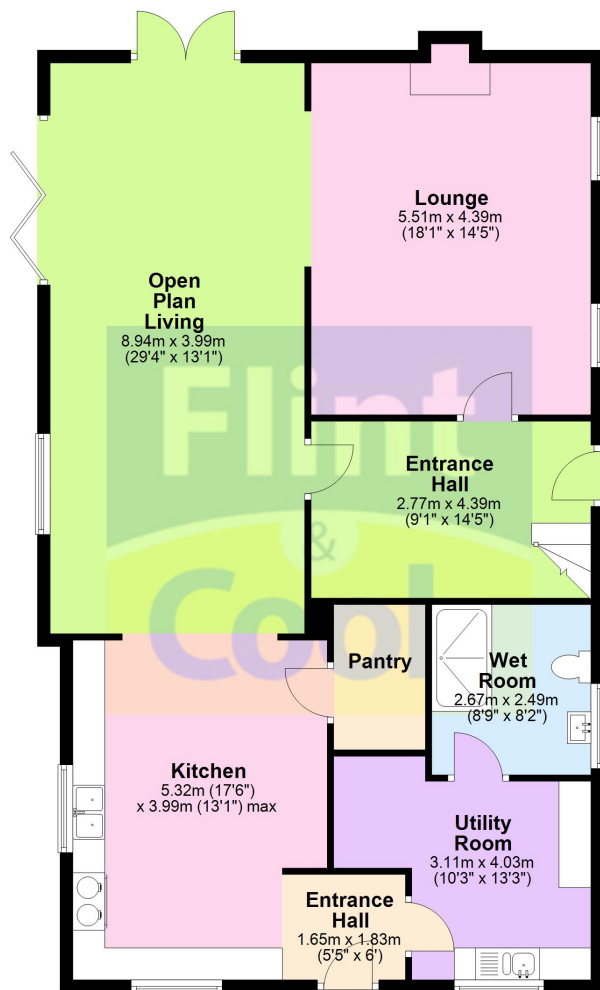
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

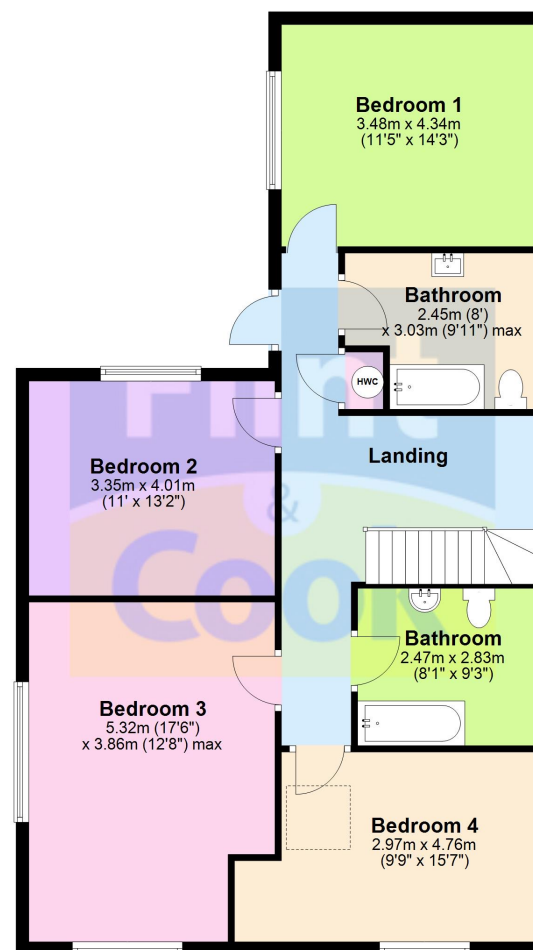
Ground Floor

Approx. 119.5 sq. metres (1286.2 sq. feet)



First Floor

Approx. 94.2 sq. metres (1013.4 sq. feet)



Total area: approx. 213.6 sq. metres (2299.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(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		