

FOR  
SALE



Fernlea Cobhall Common, Allensmore, Hereford, Herefordshire HR2 9BN

£450,000 - Freehold

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## PROPERTY SUMMARY

Peaceful rural location a superb semi-detached country house, 3 bedrooms, luxuriously finished throughout, beautiful landscaped gardens, bespoke garden/office studio. Must be viewed!

## POINTS OF INTEREST

- *Peaceful rural location*
- *Ideal small family/retirement accommodation*
- *Luxuriously finished throughout*
- *Oil central heating & double glazing*
- *Beautiful oriental themed landscaped gardens*
- *Bespoke detached garden office/studio*
- *Must be viewed!*
- *Truly superb 2/3 bedroom detached home*



## ROOM DESCRIPTIONS

**Double-glazed side entrance door through to the**

### **Reception Hall**

Tiled floor, radiator, recessed spotlighting and door to the

### **Cloakroom/Utility**

Tiled floor, floor-mounted oil central heating boiler, recessed spotlighting, retractable clothes line, low flush WC, wash hand-basin, contemporary storage cabinets, window and radiator.

**From the Reception Hall, a feature glass door opens through to the**

### **Superb Lounge**

Stylishly decorated with tiled floor, 2 upright radiators, multi-fuel stove, recessed spotlighting, range of windows to the side and bespoke staircase to the first floor landing.

### **Luxury Kitchen/Dining/Family Room**

Kitchen area - comprehensively fitted out with a contrasting range of modern and English oak units, 1½ bowl sink unit, ample granite worksurfaces, tiled splashbacks, tiled floor, window overlooking the garden, recessed spotlighting, recycling bins, range of Siemens built-in appliances including induction hob with extractor hood over, upright fridge/freezer, oven and dishwasher, ample wall and base cupboards, contemporary wine-rack. Dining/Family room with tiled floor, radiator, feature brick decorative wall, side window, feature arch window and double doors overlooking the rear garden, range of stylish display cabinets.

**A bespoke staircase with glazed side panels leads to the**

### **Impressive first floor landing/Bedroom 3**

Currently used as a second lounge with a vaulted ceiling with exposed beams, windows to the side and this could easily be divided off to provide a third bedroom with fitted carpet, 2 upright radiators, vaulted ceiling with exposed beams, useful store cupboards, 2 windows to the side.

### **Bedroom 1**

Fitted carpet, radiator, access hatch to loft space, extensive range of fitted oak wardrobes and dressing table, windows to the side and rear enjoying a pleasant outlook.

### **Bedroom 2**

Fitted carpet, fitted drawer unit, radiator, window enjoying an pleasant outlook.

### **Shower Room**

Luxury suite comprising large walk-in shower with rainwater style showerhead over, low flush WC, antique-style wash hand-basin, feature flooring, radiator/towel rail, window to the side with fitted shutters.

### **Outside**

Vehicular access along a lane to the side leads to the double-width brickpaved driveway providing off-road parking facilities with feature gates opening onto a further area, ideal for extra parking and this provides access to the bespoke DETACHED GARDEN OFFICE/STUDIO with power and light points, sink and hot/cold water supply, woodburning stove, windows, wi-fi connection, separate store room and WC to the rear and further store room to the side with range of cabinets. One of the main features of the property is the beautiful oriental themed landscaped garden which has meandering pathways leading down to the property with feature framework with decorative panels, several paved areas ideal for entertaining and all enclosed by fencing and hedging to maintain privacy and really must be seen to be fully appreciated. Extensive range of outside lighting and further bespoke stone-faced garden store with power and light points and log-store to the side.

### **Services**

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

### **Outgoings**

Council tax band C - payable 2023/24 £1927.33

Water rates are payable.

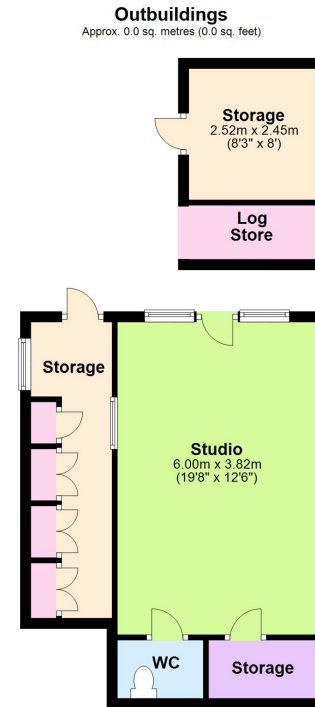
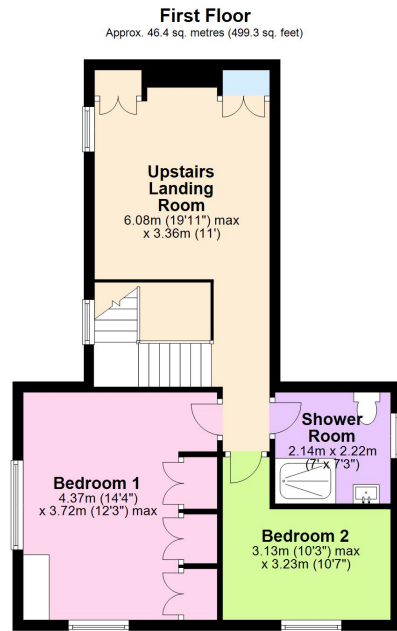
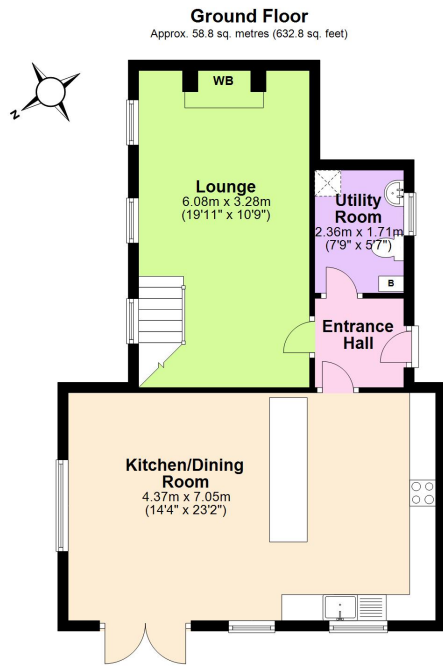
Private drainage.

### **Money laundering regulations**

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

### **What Three Words**

///remaking.colleague.lease



Total area: approx. 105.2 sq. metres (1132.1 sq. feet)

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

**Fernlea, Cobhallow Common, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		