

FOR
SALE



Woodpecker Cottage, Norton Canon, Hereford HR4 7BH

£295,000 - Freehold

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

PROPERTY SUMMARY

This attractive semi-detached period cottage is situated in a convenient rural location with a pleasant outlook to the front over farmland with woodland beyond within the village of Norton Cannon just 3 and a 1/2 miles from the popular black and white village of Weobley and between the cathedral city of Hereford (11 miles) and the market town of Kington (10 miles).

The original cottage is circa early 20th century and has a small rear extension, is double glazed with oil fired central heating and has excellent parking. a good sized garage large gardens mainly laid to lawn with planning potential for a new dwelling (subject to the necessary consent).

POINTS OF INTEREST

- *Semi detached cottage*
- *Convenient rural location*
- *2 bedrooms*
- *Central heating & double glazing*
- *Large garage & excellent parking*
- *Extensive garden with planning potential*



ROOM DESCRIPTIONS

Entrance Hall/Utility Room

With tiled floor, radiator, plumbing for a washing machine, window and door to the

Kitchen

Fitted with base and wall units, beech work surfaces and tiled splash backs, 1 ½ bowl sink unit, built in electric oven, built in microwave, 4 ring hob with extractor hood over, radiator, tiled effect flooring, window to the side, understairs storage cupboard and staircase leading up to the first floor.

Shower Room

With a tiled shower cubicle with mains fitment, wash hand basin, WC, oil fired central heating boiler, radiator and a window.

Lounge

With an open fireplace, radiator and 2 windows.

First Floor Landing

With doors to

Bedroom 1

With radiator and window to the front.

Bedroom 2

With radiator and window to the rear, airing cupboard housing the hot water cylinder and electric immersion heater.

Bathroom

With white suite comprising bath, wash hand basin, WC, part tiled walls, radiator, access hatch to the roof space and window.

Outside

The property is approached from the road to a gravelled driveway with excellent parking.

To the side of the property is a large lawned garden enclosed by mixed hedging with a plum tree. There is an outside tap, outside lighting and oil storage tank.

Large Detached Garage

With electric up and over door, side door, light and power.

Agents Note

There will be an overage/uplift clause on part of the garden whereby should residential planning consent be gained within 25 years with the vendors (or their successors title) will be entitled to 25% of the increase in the value

Services

Mains water, electricity, private drainage and oil fired central heating.
Telephone (subject to transfer regulations).

Outgoings

Council tax band C - £2,143 payable for 2025/2026
Water rates are payable.

What3Words

///headless.fail.harmless

Directions

From Hereford proceed initially towards Brecon on the A438, and then, just past the garden centre turn right onto the A480 signposted to Kington and continue into Norton Canon. The property is located on the left hand side before the garage as indicated by the agent's sale board.

Viewing Arrangements

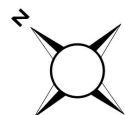
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

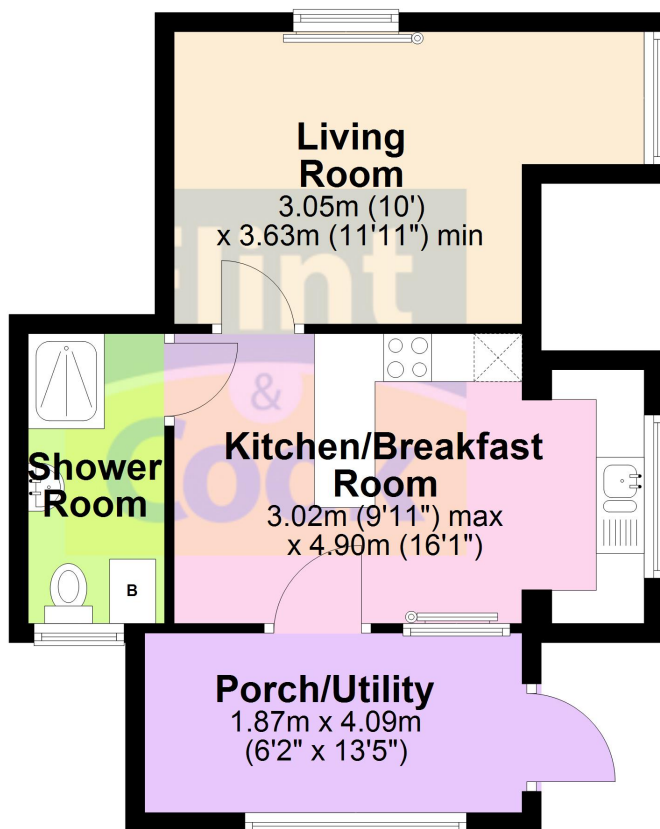
Money Laundering Regulations

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



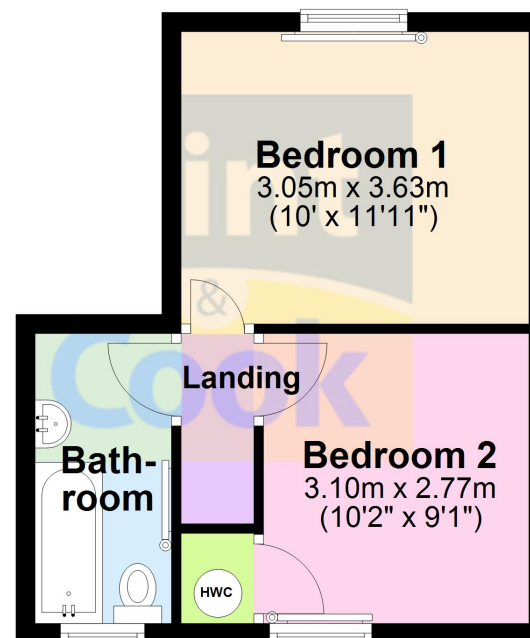
Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



Total area: approx. 67.0 sq. metres (720.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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		

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