

FOR  
SALE



Inglenook Cottage, Duke Street, Withington, Hereford HR1 3QD

£550,000 - Freehold

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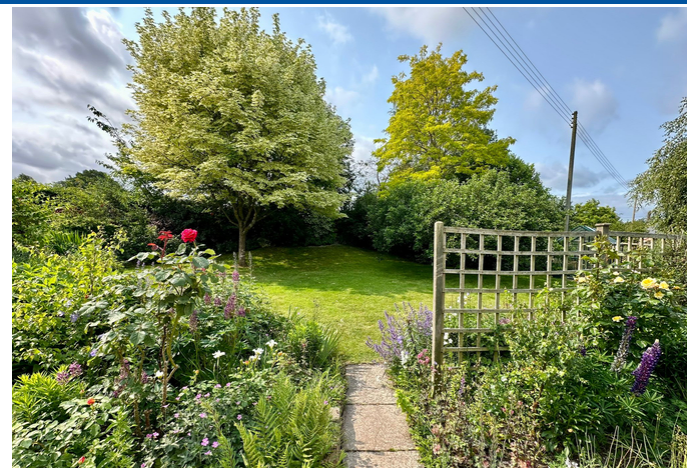


## PROPERTY SUMMARY

Peacefully situated in this popular rural location, an impressive 3 bedroom Grade II listed detached cottage offering ideal family accommodation. The property which has a wealth of character and charm has the added benefit of gas central heating, generously sized living accommodation, ensuite bathroom, good sized private gardens, ample off road parking and to fully appreciate this property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Peaceful rural location*
- *Impressive Grade II listed detached cottage*
- *3 Reception rooms*
- *Good sized private gardens*
- *Large breakfast-kitchen & utility*
- *Spacious accommodation*
- *Viewing advised*



## ROOM DESCRIPTIONS

### Entrance Porch

With glazed side windows and stone steps leading up to the feature entrance door through to the

### Entrance Hallway

With mat well, fitted carpet, radiator, a wealth of exposed timbers and beams, internal glazed window and door to the

### Study

With fitted carpet, double radiator, exposed timbers, double glazed window.

### Downstairs Cloakroom

With laminate flooring, exposed beams, low flush WC, vanity wash hand basin with storage below and tiled splash back, extractor fan.

### Spacious Reception Hall

With fitted carpet, an abundance of exposed beams, radiator, double glazed window, carpeted staircase to the first floor and open plan access to the

### Lounge

An impressive room with fitted carpet, showcasing a wealth of exposed timbers and beams, a feature inglenook style fireplace with exposed stonework, mantle and wood burning stove, double glazed door to the

### Conservatory

With wood strip flooring, 2 radiators, ceiling blinds, a range of lighting, exposed timbers, window blinds and double doors to the outside.

### Kitchen/Breakfast Room

With single drainer unit with mixer tap, an extensive range of wall and base cupboards, ample work surfaces with splashbacks, tiled floor, double glazed windows enjoying a fine outlook across the garden, recessed spotlighting, radiator, decorative wall, space for a breakfast table, built in dishwasher, Cookmaster range style cooker with 7 ring gas hob with cooker hood over, display shelving, built in refrigerators and door to the

### Utility Room

With single bowl sink unit with mixer tap, a range of wall and base cupboards, work surfaces with tiled splash backs, tiled floor, built in freezer and wine fridge, wall mounted central heating boiler, space and plumbing for automatic washing machine and tumble drier, double glazed window and door to the rear patio and garden.

### First Floor Landing

With exposed timbers, fitted carpet, double glazed window and door to

### Bedroom 2

With fitted carpet, radiator, double glazed window with a fine view across the gardens, exposed beams, access hatch to the loft space and a range of built in wardrobes and drawer units,

### Bedroom 3

With fitted carpet, radiator, decorative wall, double glazed window with charming views, exposed beams and small access hatch to loft space.

### Shower Room

With corner shower cubicle, vanity wash hand basin with storage below and mirror over, double glazed window, recessed spotlighting, decorative wall and ladder style towel rail/radiator.

### Inner Landing

With fitted carpet, radiator, built in store cupboard with shelving, double glazed window and door to

### Bedroom 1

A light and airy room with fitted carpet, radiator, access hatch to the loft space, wall shelving, a range of built in bedroom furniture, double glazed window with countryside views and door to the

### Ensuite Bathroom

With suite comprising a panelled bath with tiled surround, low flush WC, corner shower cubicle with rainwater style shower head and glazed door, vanity wash hand basin with ample storage below and mirror above, recessed spotlighting, tiled floor, double glazed window with blind and ladder style towel rail/radiator.

### Outside

To the front of the property a gate opens onto a pathway which leads round to the side garden which is laid to lawn and enclosed for privacy and which allows access to the conservatory and the rear of the property.

One of the features of the property are the extensive front and side gardens which are mainly laid to lawn and planted with a variety of flowers, shrubs, a range of trees and all well enclosed to maintain privacy.

To the side there is an extensive paved patio area providing the perfect entertaining space and in the corner of the garden is a second paved area which allows access to the

### Detached Garden Room/Office

With stone flagged floor, exposed timbers, underfloor heating, double glazed windows and offering the perfect garden retreat or work space.

### Agent's Note

There is a solar power irrigation system which runs from the well.

### Services

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

### Outgoings

Council tax band F - £3,486.40 payable for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed north out of Hereford city along Commercial Road and crossing over Aylestone Hill, at the bottom of the hill turn right at the roundabout as signposted Worcester. Then take the first turning left towards Bromyard, at The Cross Keys public house turn right and continue for approximately 1 mile into Duke Street and Inglenook Cottage is your right hand side as indicated by the agents sale board.

### 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.



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