



White Cottage

Docklow, Nr Leominster

Hereford

HR6 0RU



White Cottage, Docklow, Nr Leominster, Hereford HR6 0RU

This substantial detached period house is conveniently located on the A44 between Leominster (5 miles) and Bromyard (7 miles) in the village of Docklow.

Village amenities include a church, two public houses and Docklow Pools fishing lakes with lovely walks. A primary school is located in nearby Bredenbury, with more extensive shopping, schooling and recreational facilities within easy motoring distance in Bromyard and Leominster.

The majority of the property dates back from the early 20th Century with a more recent addition. It has gas central heating and double glazing and provides very spacious family accommodation together with extensive outbuildings, gardens and a paddock extending to 1.8 acres. There is also a ground mounted solar panel system.

The whole is more particularly described as follows: -

Ground floor

Canopy Porch with light and stained glass door to the

Dining Hall

Exposed ceiling timbers, bay window to the front and radiator.

Sitting Room

With a fireplace, exposed stonework, radiator, bay window and further window to front.

Another stained glass door leads to the

Inner Hall

Quarry tiled floor, recessed understairs storage area and coat rail, radiator, oak staircase with feature handrail leading to

Living Room

With an open fireplace with brick surround, exposed ceiling timbers, bay window to the side with radiator.

Kitchen

With a 1½ bowl sink unit, handmade pine units, plumbing for washing machine and dishwasher, tiled floor, gas fired central heating boiler. Door to a walk-in pantry, window and shelving.

A door leads from the Kitchen into the

Garden Room

Tiled floor and radiator, windows to rear, side entrance door.

Downstairs Cloakroom

With wash hand-basin, WC and radiator.

Staircase leads from the Inner Hall to the

First floor

Landing

Airing cupboard with hot water cylinder.

Bedroom 1

Hatch to roof space, radiator, windows to the side and door to the **En-suite Bathroom** with a bath with mixer tap and shower attachment, part-pine panelled walls, wash hand-basin, WC and window.

Bedroom 2

Built-in storage cupboard, radiator, window to front.

Bedroom 3

Radiator and window to front.

Bedroom 4/Study

Radiator, window to side.

Shower Room

With tiled floor and tiled walls, shower cubicle with mains fitment, wash hand-basin, WC, bidet, radiator and window.

Outside

To the front of the property there is a flower garden and the original vehicular access with double iron gates to a tarmac drive. There is a separate, main vehicle access via a driveway which leads through the paddock to the rear of the property where there is a large tarmac parking and turning area, a lawn and additional garden area and numerous mature coniferous trees. There is a useful storage building and a carport. **Garage** with adjoining workshop with wood-burning stove, light and power. There is also a **pasture paddock** with solar panels, a **steel pole barn** with corrugated roof and large store shed. Two additional **garden sheds** and a **greenhouse**. Outside lights, water tap. **The whole extends to approximately 1.8 acres.**



General information

Services

Mains water, electricity and gas are connected. Private drainage system. Solar panels. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band 'F' - payable 2021/22 £2902.77

Water rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Leominster proceed towards Worcester on the A44 and, just past the entrance to Docklow Pools and immediately past the Docklow village sign and 50mph speed restriction sign, turn left into an unmarked road which leads to the property.



Viewing

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

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

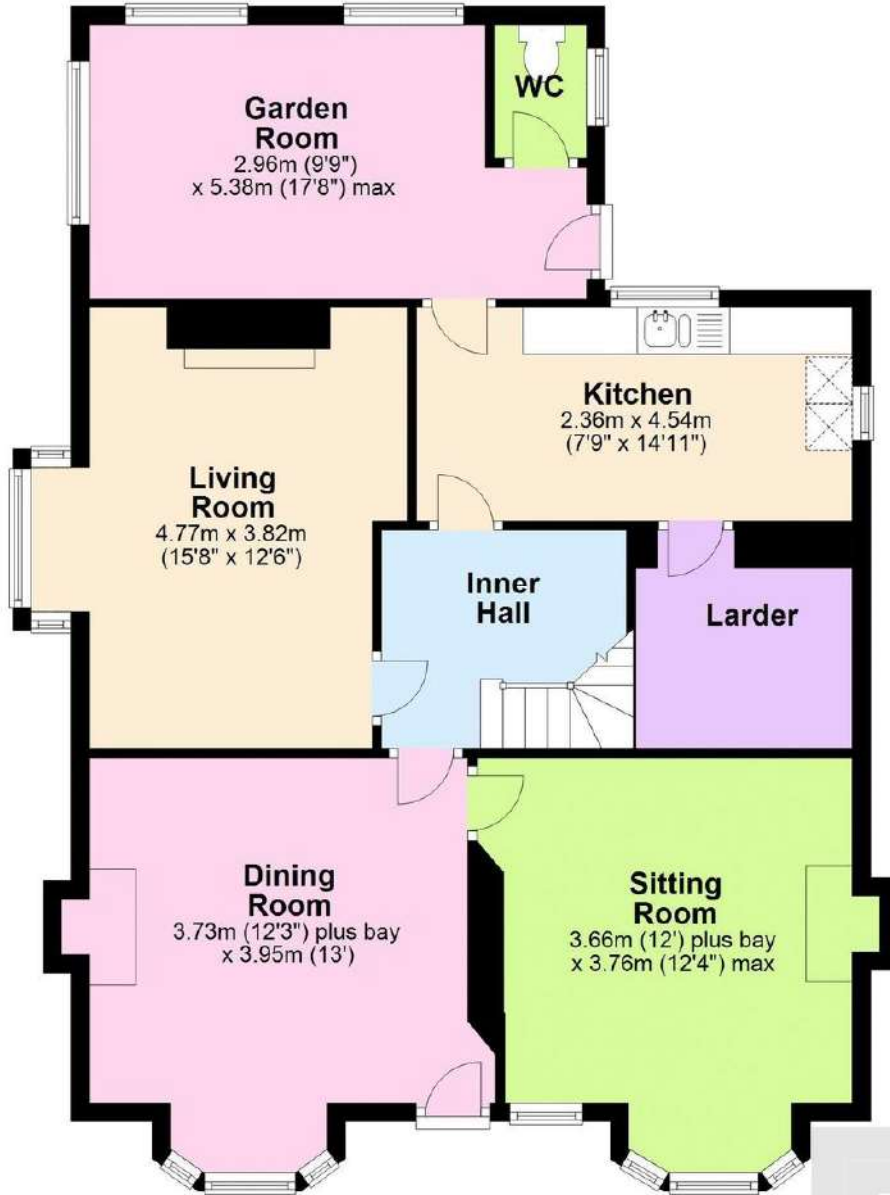
Saturday 9.00 am - 2.00 pm

JRC FC006007 April 2024 (1)

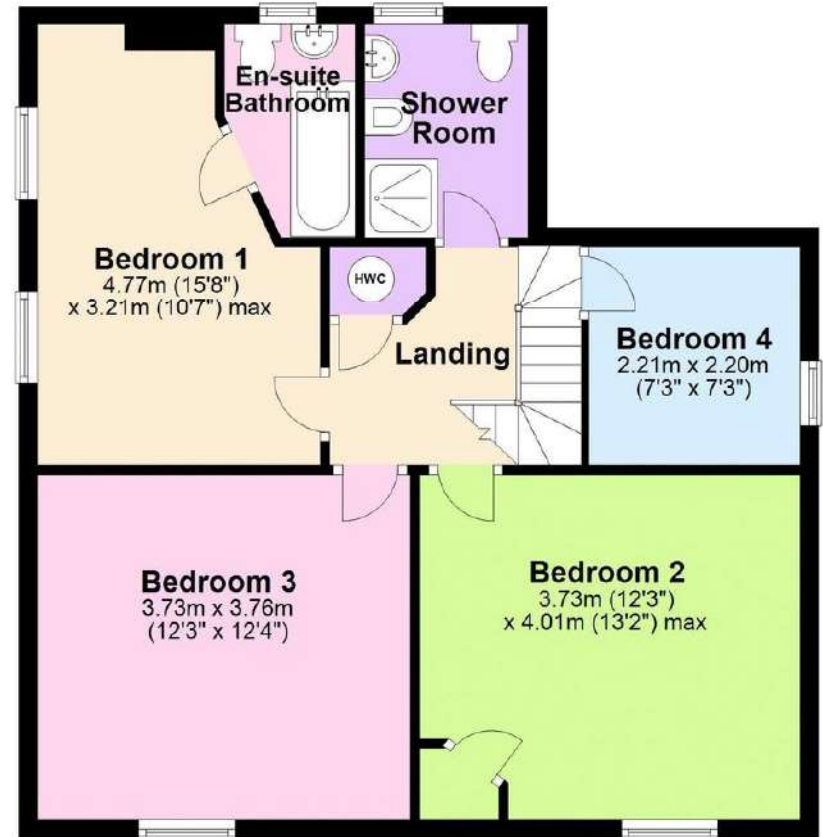




Ground Floor

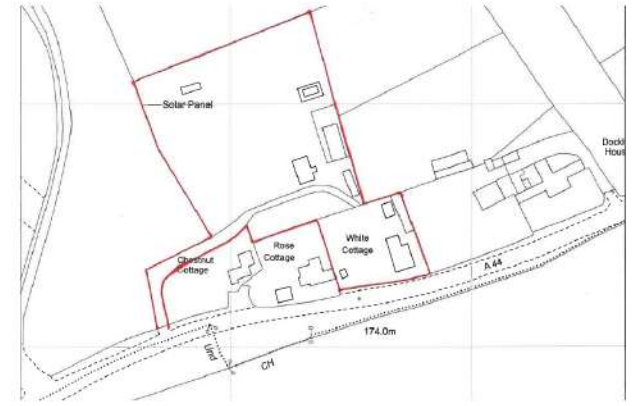


First Floor



Total area: approx. 154.1 sq. metres (1658.9 sq. feet)

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



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