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Boundary Cottage, Clehonger, Hereford HR2 9SY

£350,000 - Freehold

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## PROPERTY SUMMARY

Situated on the outskirts of the popular village of Clehonger approximately 4 miles from the City Centre of Hereford, an extended and detached three bedroom cottage offering flexible accommodation. The property has the added benefit of ample off road parking, 3/4 receptions with potential ground floor bedroom, gardens with views and we highly recommend an internal inspection. No onward chain.

## POINTS OF INTEREST

- *Detached cottage*
- *3 bedrooms*
- *Countryside views*
- *Edge of village location*
- *Flexible accommodation*
- *Must be viewed*
- *Detached studio*
- *Four dog-secure garden areas*
- *No onward chain*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door into

### Entrance porch

With tiled floor, double glazed windows to the front aspect, recess spotlights and door into

### Snug

With wooden stairs leading up, useful under stair storage cupboard, tiled floor, feature wooden beams and coal effect gas stove with tiled hearth, wooden mantle over, double glazed window to the front aspect, opening into the lounge and doors to

### Lounge

Tiled floor, double glazed window to the front aspect, single glazed window into the conservatory, feature exposed beams, flue (for woodburner or gas fireplace) and opening into the

### Kitchen

With fitted base units, ample work surface space, space for freestanding electric cooker, free standing fridge/freezer, under counter space for washing machine and tumble dryer, Belfast sink, three single glazed windows to the rear aspect with views towards Hay Bluff and the Black Mountains, a feature stained glass sun dial window, single glazed door into the conservatory, two ceiling light points and tiled floor

### Conservatory

With tiled floor, single glazed windows and door out to the rear, flue and two double socket power points

### Shower room

With corner shower cubicle, electric shower and tiled surround, low flush w/c, pedestal wash hand basin with tiled splashback and electric water heater, electric towel rail, double glazed window to the rear aspect, recess with fitted wooden shelving for storage and ample space to add a bath, tiled floor, wall light, extractor

### Reception room/ ground floor bedroom

A flexible space currently utilised as a ground floor bedroom with dressing area and toilet (easily converted to an en-suite with the necessary work). Tiled floor, double glazed window to the front aspect, recess spotlights, feature stone chimney breast, double glazed doors out to the courtyard, wooden stairs leading up with under stair storage cupboard and doors to

### Dressing area

With tiled floor, recess spotlights, velux window and bi-folding door

### Toilet

With tiled floor, low flush w/c, wash hand basin with tiled splash back, double glazed window, extractor and recessed spotlights

### Bedroom 3

With wooden floor, stone chimney breast, 4 wall lights, triple aspect double glazed windows with feature arch, two accesses to the eaves storage

### First floor landing

with single glazed window to the rear aspect and doors to

### Bedroom 1

With exposed floorboards, triple aspect windows with double glazed to the side and front and single to the rear with views towards Hay Bluff and the Black Mountains, loft hatch

### Bedroom 2

With exposed floorboards, dual aspect windows with double glazing to the front and single glazed to the rear, built in storage cupboard over the stairs and array of built in wardrobes, ceiling light point and telephone/internet point

### Outside

From the conservatory door you have access to a patio courtyard which is paved for ease and low maintenance, with timber greenhouse, this part of the garden is enclosed by brick walling, hedging and iron railing. There is also a raised decked area which provides access to the roof and a private area with views across the neighbouring hay meadow and views towards the hills and countryside.

To the rear of the property there is a useful outside tap and outside power point. There is access through an iron gate leading to the front courtyard.

From the front of the property, you have paved steps leading up the main garden and another gate leading into the private courtyard area, which is paved for low maintenance with outside tap and garden power, perfect space for a hot tub.

The top part of the gates which is again gated for privacy provides the largest outside space with several paved seating areas, a large area of lawn, an array of ornamental shrubs, trees and plants, enclosed by hedging and through to the studio and to the private driveway. The Studio has double glazed windows and doors, work surface space, electric and light, mezzanine storage and further storage room. The studio is currently utilised as a home gym/storage area but would make a fantastic home office, play room, garage or workspace.

The garden is a sun trap that allows the property to enjoy all aspects from sunrise to sunset.

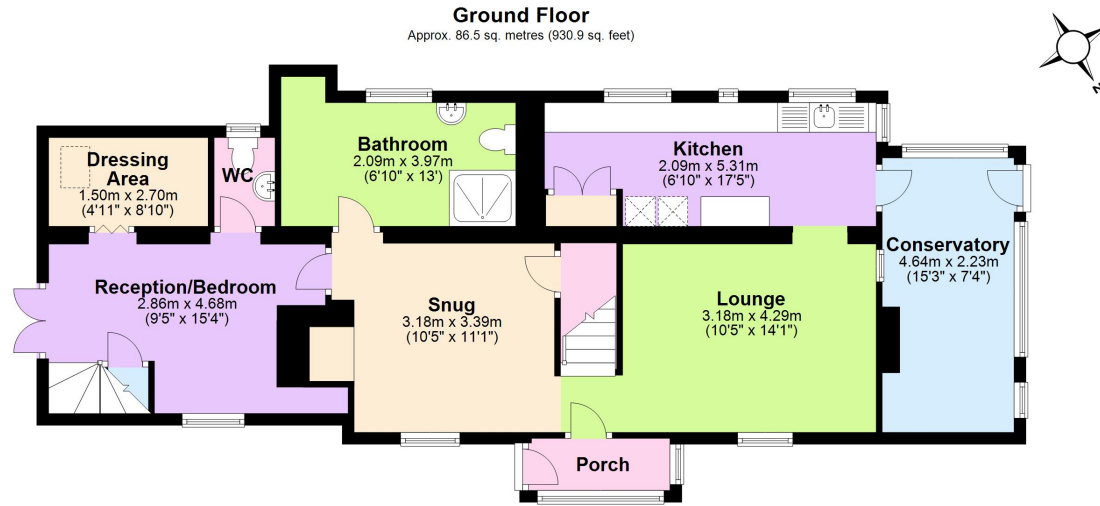
The driveway provides off road parking for several vehicles with a gate leading to the rear garden. The garden also has four dog-secure gated areas.

### Agents note

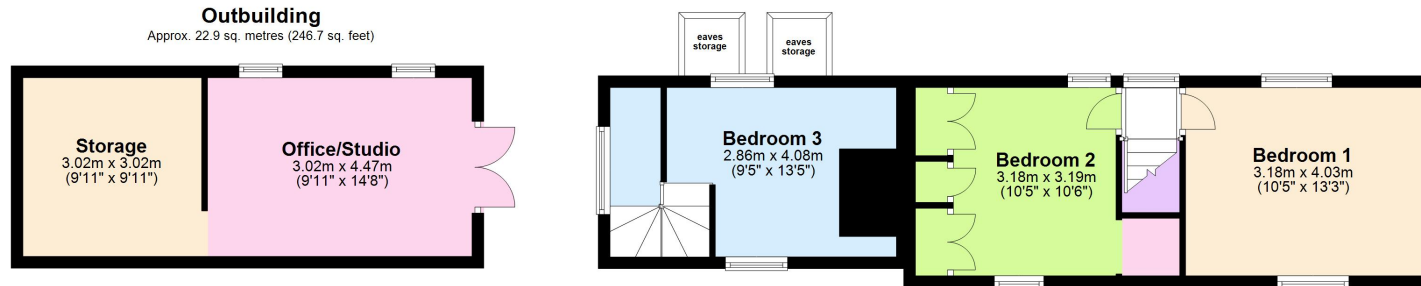
There is no central heating to the property but there is mains gas available.

### Directions

Proceed south out of Hereford on Belmont Road taking the second exit on to the A465, taking the exit signposted for Kingstone & Madley. Upon entering the village of Clehonger take the left turning signposted Birch Hill Road and continue to the end of the road, take the left at the T junction and the parking is situated on the right hand side.



**First Floor**  
Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 151.5 sq. metres (1630.9 sq. feet)

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

**Boundary Cottage, Clehonger, 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>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>22</b>
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
<small>EU Directive 2002/91/EC</small>		