

FOR  
SALE



Perrys Cottage, Mansel Lacy, Hereford HR4 7HN

£650,000 - Freehold

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## PROPERTY SUMMARY

Situated in rural Herefordshire, a beautiful detached house offering ideal family/retirement accommodation. The property comprises three double bedrooms, three bathrooms and three receptions to include a fantastic garden room with beautiful views across rolling countryside. The property benefits from a fantastic wrap around garden, a detached double garage with carport, wood store, fantastic home office and driveway parking. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached cottage*
- *Beautiful countryside views*
- *Fantastic wrap around garden, driveway parking and double garage*
- *Three double bedrooms, three bathrooms*
- *Fantastic rural location*
- *Ideal family / retirement accommodation*



## ROOM DESCRIPTIONS

### Ground floor

With door leading into the

### Entrance hall

With tiled floor, radiator, two ceiling light point, double glazed window and doors to

### Downstairs shower room

With double width shower cubicle, tiled surround and electric shower over, wash hand basin with storage below, low flush w/c, heated towel rail, ceiling light point and double glazed window.

### Downstairs bathroom

Three piece suite comprising bath with handheld shower attachment over, low flush w/c, pedestal wash hand basin, double glazed window, heated towel rail and vinyl flooring.

### Dining room

With fitted carpet, two radiators, dual aspect double glazed windows, carpeted stairs leading up with useful under stair storage cupboard, exposed brick fireplace, exposed beams and doors into

### Sitting room

An extended sitting room with flexibility to be used as one large room or offering the potential of having a small study/playroom area to the front and lounge to the rear with fitted carpet, three radiators, three double glazed windows, door to the rear garden, exposed beams and inglenook style fireplace with wood burning stove and feature bread oven.

### Kitchen

A modern fitted kitchen with matching wall and base units, solid wood work surfaces, Belfast sink, ever hot single range cooker, under counter integrated fridge, floor mounted oil central heating boiler, dual aspect double glazed windows, flagstone tiled flooring and doors to

### Pantry cupboard

With matching wall and base units, ample work surface space, tiled floor.

### Utility

With space and plumbing for washing machine and tumble dryer, Belfast sink, extra space for a free standing fridge/freezer, double glazed window, tiled floor and stable door out to the front.

### Garden room

A fantastic timber frame garden room with beautiful views of the glorious Herefordshire countryside with oak flooring, feature wood burning stove, exposed beams and double glazed doors leading out to the patio area.

### First floor landing

Fitted carpet, exposed beams, ceiling lights and doors to

### Bedroom 1 with en-suite

With fitted carpet, dual aspect double glazed windows with fantastic views across rolling countryside, radiator, ceiling light point, built in wardrobes, loft hatch and door to

En-suite bathroom

With freestanding roll top bath, low flush w/c, pedestal wash hand basin, radiator, double glazed window, wood effect flooring and door to eaves storage.

### Bedroom 2

With fitted carpet, radiator, dual aspect double glazed windows, ceiling light point, ample space for wardrobes and feature fireplace.

### Bedroom 3

With fitted carpet, radiator, ceiling light point, double built in wardrobe and double glazed window overlooking the rear garden.

### Outside

The property is approached via a 5 bar wooden gate opening onto a large stoned driveway providing off road parking for many vehicles. There is a fantastic double garage with extended workshop and access to a home office with light, power and internet point. To the side a lean to providing a fantastic wood store and to the other side a car port. There are 17 panels on the south west facing aspect of the garage.

There is a fantastic wrap around garden with a large patio leading off the garden room with fantastic views towards the open countryside, a large pond and a large garden with a small orchard, vegetable patches, an array of ornamental plants and shrubbery, a variety of trees and the garden is enclosed by hedging and fencing.

### Directions

Proceed east out of Hereford along Kings Acre Road (A438), proceed along this road and take the right hand turning after Blue Diamond, at the roundabout take the exit over towards Credenhill, proceed through the village and after approximately 3 miles the property is situated on the left hand side.

### General Information

#### Tenure & Possession

Freehold - vacant possession on completion.

#### Heating

Oil-fired central heating.

#### Outgoings

Council Tax Band F

Water rates are payable. Private drainage.

#### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

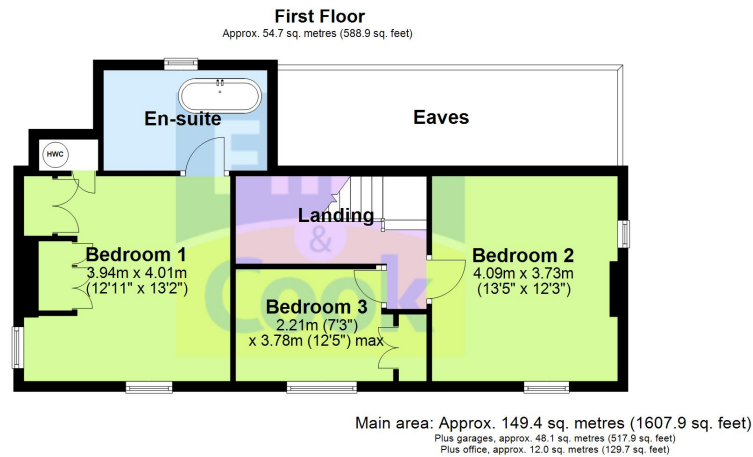
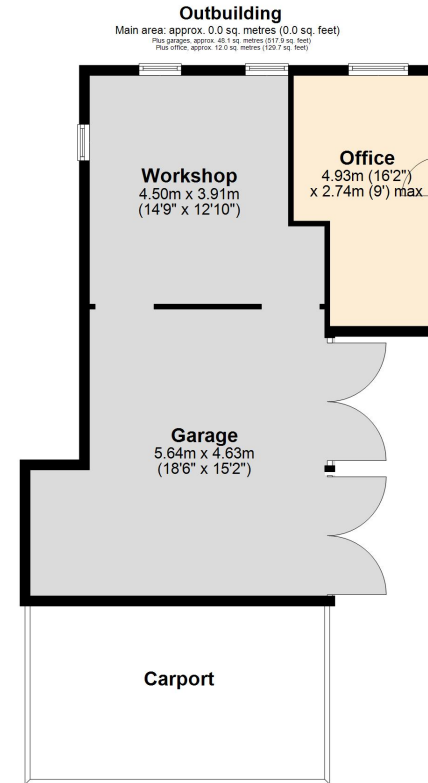
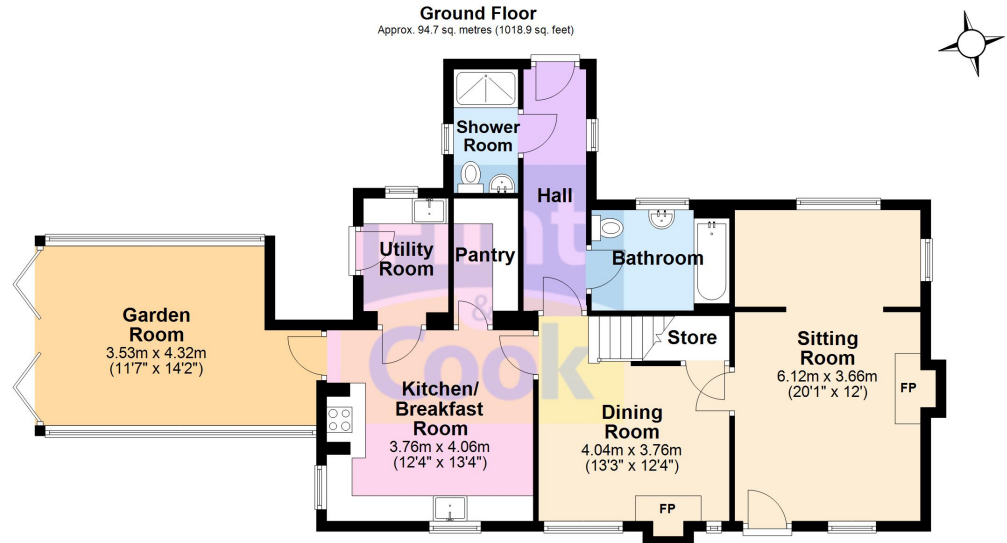
#### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	58	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	58	87
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	