

FOR  
SALE



Sheppon Cottage Hoarwithy, HEREFORD HR2 6QU

£375,000 - Freehold

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## PROPERTY SUMMARY

This attractive semi-detached cottage occupies a glorious, elevated, location overlooking the River Wye, about a mile outside the village of Hoarwithy which lies between the Cathedral City of Hereford (9 miles) and the Market Town of Ross-on-Wye (4.5 miles) with the M50 motorway link (jct 3).

Within Hoarwithy there is a public house and an Italian Romanesque-style church and the River Wye passes through the village and provides some lovely recreational opportunities (walking, kayaking, etc). In nearby Much Birch there is also a doctors surgery and primary school.

The original stone cottage has been extended to provide very spacious accommodation full of character and charm, with double-glazing, oil central heating, excellent parking and very large gardens with workshop, which take full advantage of the spectacular southerly views to the River Wye and woodland beyond.

## POINTS OF INTEREST

- *Semi-detached stone cottage*
- *Lots of charm and character*
- *Spectacular views*
- *Very spacious accommodation*
- *Attractive large gardens*
- *3 bedrooms, 2 bath/shower rooms*
- *Workshop, excellent parking*
- *Double-glazing, central heating*



## ROOM DESCRIPTIONS

### Entrance porch

Door to

### Inner hall

### Living room

Staircase to first floor, 2 traditional-style radiators, window to side, double doors to rear courtyard, store cupboard.

### Sitting room

Recessed fireplace with stone surround and woodburning stove, traditional-style radiator, shelving, exposed timbers, wall light points, 2 windows to front.

### Utility area

Plumbing for washing machine, broom cupboard, store cupboard and door to

### Bathroom

White suite comprising an enamelled bath with mixer tap/shower attachment, wash hand basin and WC, exposed floorboards, ladder-style radiator, extractor fan, store cupboard.

### Open-plan kitchen/dining room

Tiled floor, 2 Velux windows, traditional-style radiator, central heating thermostat and programmer, recess with shelving, fitted with range of base and wall mounted units with hardwood worksurfaces, tiled splashbacks, oil-fired Aga, plumbing for dishwasher, 1 1/2 bowl sink unit, window to side.

### First floor landing

Window, hatch to roof space.

### Bedroom 1

Radiator, 2 storage cupboards, 2 windows with views over farmland to the River Wye.

### Bedroom 2

Sink unit, radiator, window to rear.

### Bedroom 3

Windows to side and rear, 2 radiators.

### Shower room

Cubicle with mains shower fitment, wash hand basin, WC, extractor fan, tiled floor.

### Outside

The property is approached via a wide splayed entrance drive with double wooden gates and ample parking, with further parking bay to the front with stone retaining wall. Immediately to the rear of the property is a paved, enclosed courtyard with log store, exterior oil-fired central heating boiler and water tap.

Steps then lead to the garden - which is a prime feature of the property being part terraced with sloping lawns, seating area, mature shrubs and trees, and spectacular views to the nearby River Wye. There is a Workshop, garden shed, oil storage tank, exterior lights and a former vegetable plot.

### Services

Mains electricity and water are connected. Private (shared) drainage system. Oil-fired central heating.

### Outgoings

Council tax band D, payable 20024/25 £2319.40. Water rates are payable.

### Viewing

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

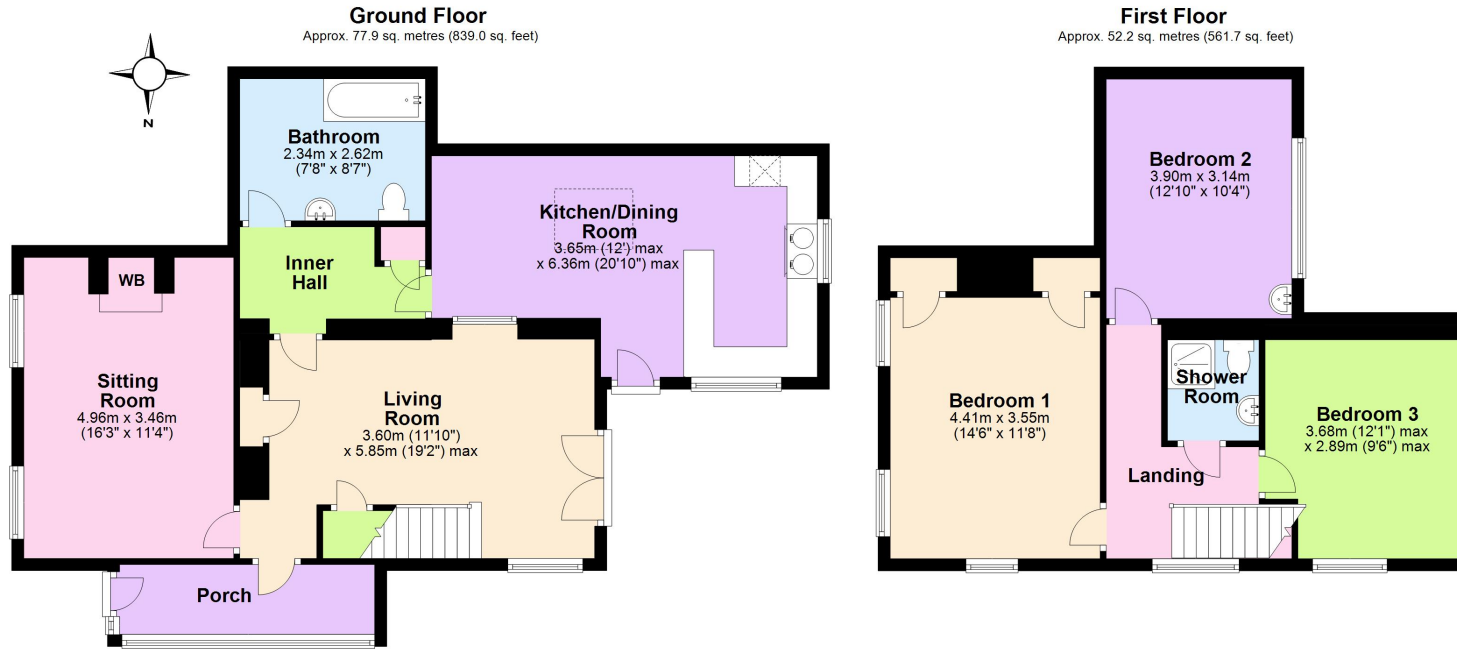
### Directions

From Hereford proceed south on the A49 towards Ross-on-Wye, continue through Much Birch and turn left towards Hoarwithy. Continue to the T-junction (opposite the New Harp Inn), turn right and follow the river, and the property is located on the right-hand side after 1 mile.

What3words ///thinks.piglets.dirt

### Money laundering regulations

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



Total area: approx. 130.1 sq. metres (1400.7 sq. feet)

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

**Sheppon Cottage, Hoarwithy, 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>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			