

FOR
SALE



Old Coach House, Carey, Hereford HR2 6NG

£545,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in a unique position within the hamlet of Carey, close to the Cottage of Content and lying halfway between the market town of Ross-on-Wye and the cathedral city of Hereford. A Grade II Listed stone-built property offering an abundance of character with a wealth of contemporary features. The property also has the added benefit of being sold with No Onward Chain and is currently utilised as an Air BnB providing a very good income.

The property sits with a large garden to the rear of approximately 1/2 an acre and offers well-presented accommodation throughout with open-plan living downstairs with underfloor heating throughout, downstairs shower room, 3 double bedrooms upstairs and master with en-suite. The property also has off-road parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Village location*
- *Open-plan living accommodation*
- *Beautiful gardens*
- *Large plot, just over 1/2 acre*
- *Oil-fired underfloor heating*
- *Detached stone-built property*
- *No onward chain*
- *3 double-bedrooms*



ROOM DESCRIPTIONS

Ground floor

Entrance door to the

Entrance hall

Flagstone flooring, feature floor-to-ceiling windows allowing for plenty of light, a spiral staircase leading up, window to side, large opening into the living accommodation and door to the downstairs shower room.

Open-plan living space

With flagstone flooring continuing throughout with underfloor heating, a large wood-burning stove with exposed flue. A large open entertaining space with living space to the one side flowing through to a dining area leading into the

Kitchen

Fitted with base units and ample worksurface space, Belfast sink with splashback, range-style cooker with 5-ring induction hob and oven, space for free-standing fridge/freezer, under counter space for dishwasher, large pantry-style cupboard, separate cupboard housing the underfloor heating manifold with door leading out to the front aspect, 2 windows and flagstone flooring.

Downstairs shower room

Double-width shower cubicle and rainfall showerhead over, low flush WC, pedestal wash hand basin, feature exposed brickwork, recessed spotlights, window, flagstone flooring.

First floor Gallery Landing

Exposed floorboards, smoke alarm, ceiling light point, recessed with exposed brickwork and timber, loft hatch and doors to

Master bedroom

With exposed floorboards, window, Velux window to the rear, recessed spotlights and door leading into the En-suite Bathroom a 3-piece suite comprising panelled bath with mains fitment showerhead over and panelled surround, low flush WC, pedestal wash hand basin with tiled splashback, Velux window, exposed floorboards, recessed spotlights, extractor, large storage cupboard housing the Worcester Bosch oil central heating boiler and further storage cupboard with fitted shelving.

Bedroom 2

With exposed floorboards, window, Velux window and recessed spotlights.

Bedroom 3

With exposed floorboards, window, Velux window and recessed spotlights.

Outside

The property sits within a generous size plot of roughly a quarter of an acre and comprises of a large lawn area of garden with mature trees and ornamental shrubs. There is also a Summer House, Shed and Greenhouse. This leads down to the rear of the property where there is a large patio area creating the perfect entertaining space.

To the front there is a small patio area perfect for morning coffee, and to the side there is a cobbled drive providing off-road parking for 2 vehicles. There is a useful outside tap and within walking distance there is a fantastic country pub, and a numerous amount of countryside walks.

Services

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

Outgoings

Council tax band TBC.

Water rates payable and private drainage.

Directions

Proceed south out of Hereford towards Ross Road taking the left-hand turn at the second set of traffic lights onto Holme Lacy Road. At the mini-roundabout take the 3rd turning right onto Hoarwithy Road. Continue along Hoarwithy Road heading into the village of Little Dewchurch. Upon exiting the village take a left-hand turning then after approximately 1.6 miles turn left down the lane to the hamlet of Carey, towards the Cottage of Content, taking a left turn and the property is situated on the right-hand side.

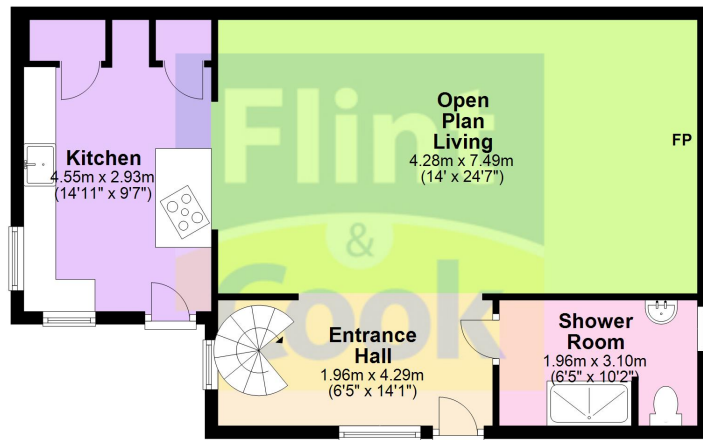
Viewing

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

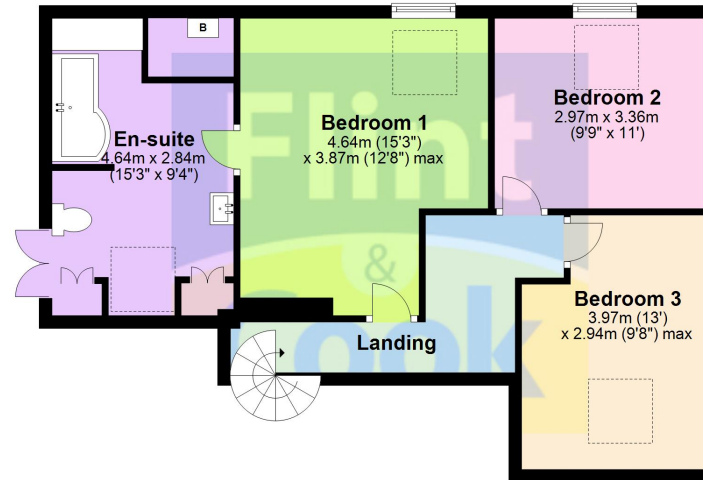
Money laundering regulations

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

Ground Floor
Approx. 61.3 sq. metres (659.6 sq. feet)



First Floor
Approx. 58.8 sq. metres (632.9 sq. feet)



Total area: approx. 120.1 sq. metres (1292.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

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