

FOR
SALE



Little Oast, 2 Pantalls Farm Sutton St Nicholas, Hereford HR1 3BB

£225,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, a charming 2-bedroom character property offering ideal first-time buyer/retirement accommodation. The property, which is Grade II Listed, has the added benefit of gas central heating, 2 good-size bedrooms, an enclosed garden, wealth of character and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Charming 3-storey house*
- *2 good-size bedrooms*
- *Wealth of character*
- *Ideal first-time buyer or retirement*
- *Must be viewed*



ROOM DESCRIPTIONS

Kitchen

Approached through entrance door with glazed side windows, with 1 1/2 bowl sink unit, range of wall and base cupboards, solid wood worksurfaces, tiled floor, radiator, wall mounted gas central heating boiler, double-glazed window to rear, space for cooker with splashback and cooker hood over, space for upright fridge/freezer, space with plumbing for washing machine, central lighting, carpeted staircase to first floor, pantry-style cupboard with pull-out shelving, door with carpeted steps, leading to the

Living room

A light and airy room with fitted carpet, radiator with display shelf over, double-glazed window to front, range of lighting, TV aerial point, glazed panelled double doors to rear.

First floor landing

Fitted carpet, radiator with display shelf over, Velux rooflight, built-in store/airing cupboard with shelving, door to

Bathroom

Suite comprising panelled bath with tiled surround, shower unit over with glazed folding doors, low flush WC, pedestal wash hand basin with utensil shelf and mirror-fronted medicine cabinet over, radiator, tiled wall surrounds for easy maintenance, Velux rooflight.

Bedroom 1

Fitted carpet, radiator, double-glazed window to front enjoying a pleasant outlook, large built-in double wardrobe with mirrored sliding doors.

Study/dressing room

Fitted carpet, radiator, double-glazed window to rear, built-in double wardrobe with mirror-sliding doors, spiral staircase to

Second floor bedroom 2

Fitted carpet, exposed timbers, radiator, rooflight to front with blind, range of lighting, vanity wash hand basin with storage below, splashback

and mirror over, and an en-suite Shower Room/WC.

Outside

There is a small paved patio to the rear.

To the front of the property there is an attractive, enclosed, garden perfect for table and chairs, and entertaining.

Services

Mains electricity, gas and water are connected. Gas-fired central heating.

Outgoings

Council tax band C, payable 2024/25 £2074.79. Water and drainage rates are payable.

Directions

Proceed north out of Hereford along Commercial Road, crossing over Aylestone Hill and at the bottom take the 2nd exit on the roundabout to Sutton St Nicholas. On entering the village, turn right at the crossroads and then 2nd right by the Church. After approximately 250 yards, Pantalls Farm is on the left-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.



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