

FOR
SALE



Cokesyeld Cottage, Almeley, Hereford HR3 6LJ

£485,000 - Freehold

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

PROPERTY SUMMARY

Situated in this peaceful rural location on the outskirts of the popular village of Almeley, a well presented three bedroom detached cottage offering ideal family accommodation, with ample parking, a range of outbuildings, a fantastic wrap around garden with separate paddock with a plot totalling to just under 3/4 of an acre. The property benefits from three double bedrooms, two receptions rooms, two downstairs w/c's and we highly recommend a viewing.

The property is situated a short drive from the village of Eardisley where you'll find a public house, village shop, tennis club & primary school. Further amenities are available in the market town of Kington a short distance away, while the city of Hereford offers an even further range of amenities, further education colleges, train station, shopping and restaurants.

POINTS OF INTEREST

- *Detached cottage*
- *Fantastic wrap around garden, paddock, outbuildings and parking*
- *Must be viewed!*
- *Three bedrooms, two receptions*
- *Edge of village location*
- *Well presented throughout*



ROOM DESCRIPTIONS

Ground floor

With two entrance doors leading into two entrance porches. To the right of the property an entrance door provides access into an

Entrance hall

With laminate flooring, double glazed window and doors to

Downstairs W/C

With low flush w/c, wash hand basin with storage below, double glazed window, electric heater, ceiling light point and ample space for coat storage.

Dining room

With oak flooring, radiator, ceiling light point, double glazed window to the front aspect, feature fireplace with built in storage to the alcoves on each side. A door then leads into the

Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space over, 1 1/2 bowl sink and drainer unit, freestanding electric cooker, under counter space for washing machine, larder fridge and freezer, tiled splash backs, three ceiling light point, dual aspect double glazed windows to the rear and side, double glazed door out to the rear garden, fitted breakfast bar, radiator, tiled floor and door into the

Inner hallway

A light and spacious inner hall with laminate flooring, two double glazed windows to the rear aspect, wall mounted fuse box and electric meter, carpeted stairs leading up with useful under stair storage cupboard, radiator and door leading into the

Sitting room

With fitted carpet, ceiling light point, radiator, feature woodburning stove with tiled hearth and alcoves to either side with door leading out to the

Second entrance porch

With laminate flooring, double glazed window, door to a second downstairs w/c and upvc door to the front.

Downstairs W/C

With low flush w/c, wash hand basin, electric heater, ceiling light point, double glazed window and further space for coat and shoe storage.

First floor landing

With fitted carpet, three ceiling light points, double glazed window, two radiators and doors into

Bedroom 1

A large double bedroom with fitted carpet, radiator, double glazed window to the front aspect, double built in wardrobe with bi-folding doors and ceiling light point.

Bedroom 2

With fitted carpet, radiator, ceiling light point, ample space for wardrobes and double glazed window to the front aspect.

Bedroom 3

Another good sized double bedroom with fitted carpet, ceiling light point, double glazed window to the rear aspect, radiator and double built in wardrobe with bi-folding doors.

Bathroom

A full suite comprising panelled bath, low flush w/c, wash hand basin with storage below and illuminating mirror over, fitted shower cubicle with electric shower head over and bi-folding door with tiled surround, double glazed window, extractor, radiator, ceiling light point and loft hatch.

Outside

The property is approached via two gates leading to a wrap around garden. There is a raised patio area perfect for entertaining with steps leading to a large lawned area bordered with an array of ornamental plants, fruits and shrubbery. There are further veg beds with a wrap around lawn. There is an access gate leading to the paddock enclosed by hedging and fencing with additional access gate. There are an array of outbuildings and two dutch barns and ample parking.

Directions

From Hereford proceed on the A438 towards Brecon, continue through the village of Eardisley heading towards Kington and take the right hand turn signposted roughly a mile out of the village towards Almeley, proceed for approximately one mile and the property is situated on the left hand side.

Services

Mains electricity is connected. Private drainage and water. Oil-fired central heating. Telephone (subject to transfer regulations).

Outgoings-

Council tax band D - £2,449 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

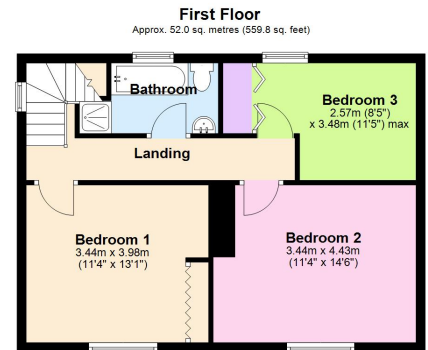
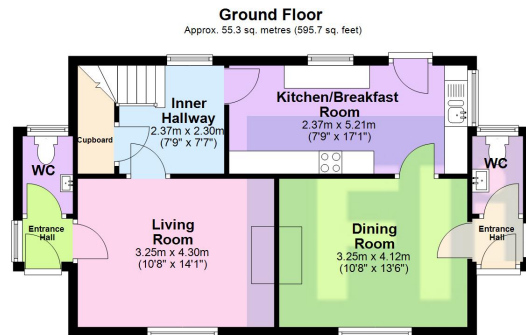
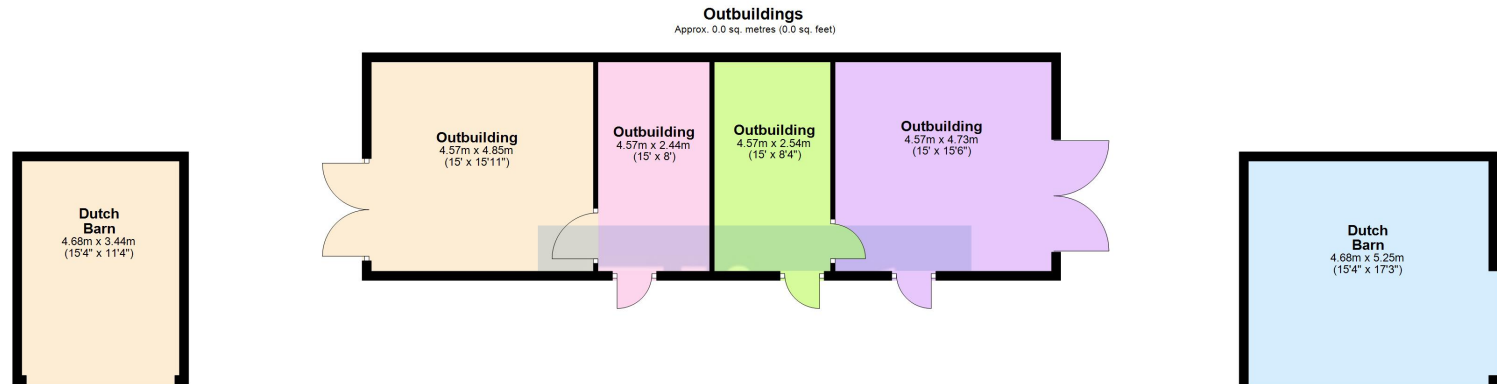
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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



Total area: approx. 107.4 sq. metres (1155.5 sq. feet)

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			92
(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			44	
EU Directive 2002/91/EC				