



**Cot Barn House, Roman Road, Roman Road HR4,
Hereford HR4 9QR**

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An early 1950's house, standing in good size grounds, offering gas C/H, mains drainage, 3 plus reception rooms, cloakroom, utility, 4 bedrooms, en-suite shower, family shower room, office/studio, double carport, and workshop.

£650,000



glazed folding doors opening out to rear patio and garden.
Part glazed door leading to:

Inner Hallway

Which leads around to the main reception hall.

Cloakroom

With traditional white suite comprising low flush WC, pedestal wash hand basin, part tiled walls, and radiator.

Dining Room

3.90m x 4.63m (12' 10" x 15' 2")

With dual aspect windows to both the side and front aspects, feature fireplace with open grate and ornate surround, picture rail.

Kitchen/Breakfast Room

4.56m x 4.95m (15' 0" x 16' 3")

An 'L' shaped room, with a traditional partially fitted kitchen comprising; Belfast sink with hardwood drainer, working surface to either side, space and plumbing for dishwasher, drawers and cupboards below, and window to side aspect.

Breakfast Area:

With ample space for large dining table, radiator, power points, quarry tiled floor, RangeMaster cooker, incorporating double oven and storage area, 5 burner gas hob, large extractor canopy over, serving hatch through to dining room and window with outlook to rear garden.

Utility

1.90m x 2.0m (6' 3" x 6' 7")

With traditional Belfast sink, storage either side, space, power and plumbing for washing machine and tumble dryer, quarry tiled floor, panelling to dado height, and personal door giving access to outside.

Stairs from the main reception hall lead to:



FIRST FLOOR

Landing

A very spacious split level landing area, having access to large roof space with pull down ladder, radiator, and power points.

Door to:

Bedroom 1

5.0m x 4.13m (16' 5" x 13' 7")

With radiator, power points, and this room enjoys the side bay circular window to semi-circular, providing lovely outlook across open countryside.

Door to:

En-Suite Shower

With window, walk-in fully tiled shower cubicle with glazed door, and shower, high level flush to WC, pedestal wash hand basin with tiled splash back, and panelling to dado height.

Bedroom 2

4.80m x 4.0m (15' 9" x 13' 1")

With large panelled radiator, power points, 2 windows with pleasant outlook to the front across Hereford City and beyond.

Bedroom 3

3.90m x 3.66m (12' 10" x 12' 0")

With radiator, power points and two windows with outlook to the front across Hereford City.

Bedroom 4

2.70m x 3.40m (8' 10" x 11' 2")

With radiator, window with an eastern aspect, power points, and airing cupboard with hot water cylinder with immersion and shelving above.

Family Shower Room

With corner shower unit with folding doors, high level flush WC, pedestal wash hand basin, heated towel rail, window and panelling to dado height.



one side of the garden, there is a further timber studio/workshop and a gravelled pathway which leads up to the front door and beyond here leads onto a further good sized lawned area with ornamental box hedging, flower and shrubbery borders. There is a cedar greenhouse with staging and the garden in all, has a pleasant southerly aspect outlook across Hereford City.

Large Garden Studio/Office

With power, lighting and two skylights.

Double Carport

5.20m x 6.0m (17' 1" x 19' 8")

With power, light and outside tap.

Workshop

2.30m x 5.20m (7' 7" x 17' 1")

With power and light.

Directions

From Hereford City proceed onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, at the traffic lights turn right onto A4103 Roman Road and turn left just before Kempton Avenue and the property can be found on the left hand side. For those who use 'What3words'///tags.loses.fields

Services

All mains services are connected to the property.

Tenure

Freehold

Council tax band 'F'



OUTSIDE

The property is approached, via the lane through double gates, onto a large tarmacadamed driveway providing parking for numerous vehicles, and giving access to a double carport. With personal access from the rear to the workshop, the formal garden then leads directly off the rear of the property where there is an outside tap by the back door, and natural stone paved patio area which leads around to the side of the property as well. Ornamental water feature to one side, where there are two steps which lead up to a large mature lawned garden section, with further seating location to one side, where there's a pergola surround, mature trees including a variety of ornamental trees, a further selection of ornamental trees including silver birch and a hidden private seating area including barbecue space directly to the side of the carport. Adjoining the



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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