

FOR
SALE



Trappe Cottage, Ewyas Harold, Hereford HR2 0HU

£350,000 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in a highly sought-after village location, a charming 3-bedroom semi-detached cottage offered for sale with No Onward Chain.

The property is in good decorative order throughout and has oil-fired central heating, attractive rear garden, fine views, a detached 2-storey outbuilding and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after village location*
- *Charming semi-detached cottage*
- *3 bedrooms*
- *Large 2-storey detached outbuilding*
- *Attractive rear garden with fine views*
- *Fine views*
- *Wealth of character*
- *Viewing recommended*



ROOM DESCRIPTIONS

Partly double-glazed entrance door to

Entrance porch

Tiled floor, windows, useful store cupboards, oil central heating boiler, partially glazed panelled door to

Reception hall

Tiled floor, radiator, understairs store cupboard, side window, carpeted staircase to first floor, open-plan access to the

Lounge

Newly fitted carpet, radiator, windows to front and side, range of lighting, chimney recess with feature Jotul stove.

Kitchen/dining room

The kitchen area has an extensive range of base and wall cupboards with worksurfaces and splashbacks, 1 1/2 bowl sink unit with pot-washer mixer tap, tiled floor, range of integrated appliances, Rangemaster cooker, exposed timbers, eye-level glass display cabinet, exposed stonework to one wall, window enjoying a pleasant outlook, pull-out trays, space and plumbing for washing machine. The dining area has tiled floor, radiator, exposed timbers, window enjoying a fine outlook, exposed stonework, feature fireplace and partially double-glazed door to rear garden.

First floor landing

Wood-strip flooring, radiator, window to side, access hatch to loft space, exposed timbers, storage shelving.

Bedroom 1

Carpet, radiator, window to front, built-in wardrobes/store cupboards.

Bedroom 2

Carpet, radiator, exposed timber, window to rear.

Bedroom 3

Carpet, radiator, exposed timbers, window enjoying fine views to the rear.

Bathroom

Suite comprising roll-top claw-foot style bath with shower over, pedestal wash hand basin and WC, window, radiator, partial panelled walling, wall lights.

Outside

A large gate to the side provides access onto a good-size driveway laid to chippings, which belongs to Trappe Cottage, the neighbours adjoining the cottage do have legal access across this to gain access to their parking bays.

The rear garden is attractively laid to lawn bordered by flowers and shrubs, and enjoys fine views across surrounding countryside. There are paved patio areas providing perfect sun-traps and entertaining spaces.

Detached outbuilding

Being one of the main features of the property with side door leading to a downstairs room with vinyl flooring, power and light points, glazed windows to rear and side aspects, perfect for a home Gym or Playroom.

Steps at the rear lead up to the large first floor room with laminate flooring, exposed stonework and timbers, Jotul stove, windows providing natural light, glazed panelled entrance doors and ideal as a home studio.

to the side of the outbuilding there is a further Home Office with range of office furniture, laminate flooring, power and light points, and glazed window.

Services

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

Outgoings

Council tax band C payable 2024/25 £2099.89. Water rates are payable.

Viewing

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

Directions

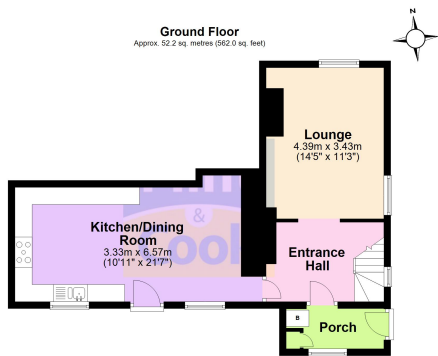
Proceed south out of Hereford on the A465 towards Abergavenny. After passing Pontrilas Saw Mills, turn right at the staggered crossroads into Ewyas Harold. Proceed through the village crossing over the bridge, following the road around to the right and on the crest of the hill turn right and Trappe Cottage is immediately on your right-hand side.

Money laundering regulations

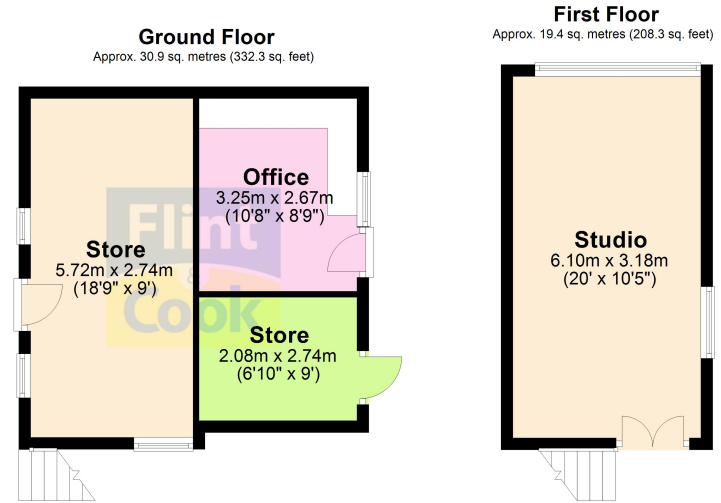
Potential purchasers are asked to provide identification, address verification and proof of funds at the time of making an offer.

Agents Note

Planning consent for 10 houses has been approved in the field behind the property.



Total area: approx. 98.3 sq. metres (1057.6 sq. feet)
This plan is for illustrative purposes only
Plan produced using PlanUp.



Total area: approx. 50.2 sq. metres (540.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(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		EU Directive 2002/91/EC