

FOR  
SALE



West Bank, Vowchurch Common, Herefordshire HR2 0RL

£250,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Detached cottage in a glorious rural location, scope for extension, 1 bedroom, lovely views about 1 acre of gardens & grounds. Viewing advised.

## POINTS OF INTEREST

- *Character cottage*
- *Glorious rural location*
- *Extensive views*
- *Scope for extension (subject to planning)*
- *1 bedroom accommodation*
- *About 1 acre*



## ROOM DESCRIPTIONS

### Canopy porch

Door to

### Kitchen/living room

Tiled floor, stone inglenook-style fireplace with woodburning stove on a raised hearth, 2 electric storage heaters, windows to front and side, hand-made base and wall units with tiled worksurface, sink, spiral staircase to the

### Bedroom

Exposed timbers, storage heater, windows to front and side.

### Bathroom

White suite comprising bath, wash hand basin, WC, electric storage heater, hot water cylinder, window.

### Outside

The gardens lie to the front of the property are are lawned with a paved patio, range of ornamental shrubs and hedging. Garden shed.

Beyond the garden is a further area of land with driveway and parking area.

Adjoining the garden is an overgrown, undulating paddock (about 0.75 acre).

The whole extends to approximately one acre.

### Services

Mains electricity and water are connected, Private drainage system.

### Outgoings

Council tax band C , payable 2024/25 £2047.16. Water rates are payable.

Private drainage.

### Directions

Proceed south out of Hereford City on the A465 Abergavenny Road turning right signposted to Clehonger (B4348), follow the signs to Kingstone and Peterchurch, follow the road for about 9 miles until you reach Vowchurch. On entering the village you will come to a dip in the road with crossroads at the bottom, turn right - signposted Vowchurch Common. As you go up the hill you will see a directional board on your left, go up this road and the property will be found on the right-hand side as indicated by For Sale board.

### Viewing

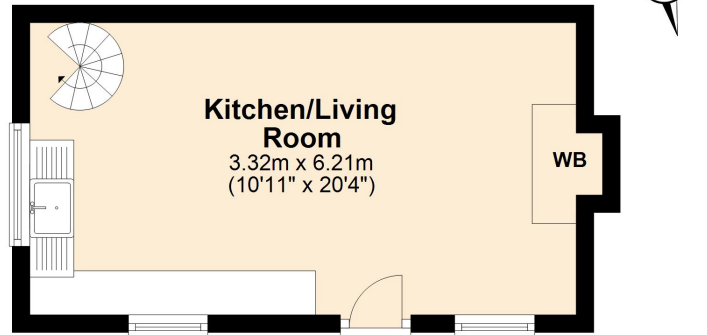
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

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

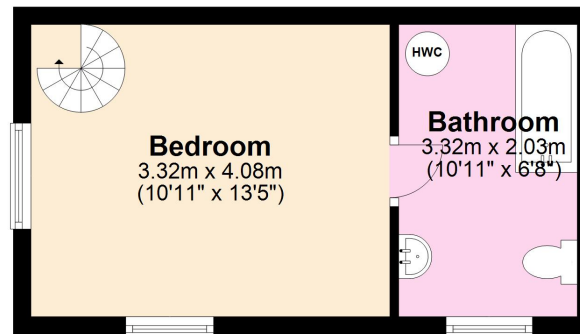
## Ground Floor

Approx. 20.6 sq. metres (221.9 sq. feet)



## First Floor

Approx. 20.6 sq. metres (221.9 sq. feet)



Total area: approx. 41.2 sq. metres (443.8 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**West Bank, Vowchurch Common, Herefordshire**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		37	
England, Scotland & Wales		EU Directive 2002/91/EC	