

FOR  
SALE



The Cottage, Burghill, Hereford HR4 7RX

£435,000 - Freehold

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



## PROPERTY SUMMARY

Situated in a Conservation Area within this popular village a Grade II Listed 2 bedroom detached cottage with large garden. The property has the added benefit of gas central heating, driveway parking, garage and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Grade II Listed property*
- *Detached cottage*
- *Popular village location*
- *2 Bedrooms*
- *Gas central heating*
- *Garage & driveway*
- *Large garden*



## ROOM DESCRIPTIONS

### Front entrance door into the Entrance Hall

With mat-well, wooden flooring, recessed spotlighting, smoke alarm, useful storage cupboard with coat storage and single glazed window.

### Downstairs Shower Room

Suite comprising double width shower cubicle with electric shower over, low flush WC, vanity wash hand-basin, illuminated mirror, tiled surround, heated towel rail, double glazed window to the rear aspect, recessed spotlighting and vinyl flooring.

### Sitting room

Tiled floor, double glazed window to the front aspect, radiator, Inglenook-style fireplace with woodturning stove, stone feature wall, a wealth of character including wooden beams throughout and doors into the

### Inner Hallway

Fitted carpet, radiator, stairs leading to the first floor and door into the

### Study

Fitted carpet, double glazed window to front and door into the

### Lounge

Wooden flooring, double glazed windows to the front aspect, radiator, wooden door and single glazed windows to the front, Inglenook-style fireplace with coal-effect woodburning stove and door into the

### Kitchen

Fitted wall and base units with ample worksurfaces, 1½ bowl sink and drainer, integrated dishwasher, integrated hob, integrated oven and microwave, Rayburn, recessed spotlighting, 2 double glazed windows to the rear aspect, upright contemporary radiator, loft hatch and opening into the

### Dining Room

Tiled floor, radiator, fitted worksurface with storage under and double glazed French doors opening out onto the rear patio, recessed spotlighting.

### A further door leads from the Kitchen into the Utility Area

Tiled floor, gas central heating boiler, under-counter space for washing machine, single glazed window and door out to the side.

### First floor landing

Fitted carpet, 2 double glazed windows to the front aspect and 2 single opaque glazed windows to the rear, 3 useful storage cupboards, loft hatch and doors to

### Bedroom 2

Radiator, fitted carpet, double glazed window to the front aspect with countryside views, double glazed window to the side aspect and recessed shelving.

### Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, double glazed window to the side, fitted sink with storage under and 2 useful built-in wardrobe cupboards.

### Outside

To the front there is a concrete driveway with parking for several vehicles and the front garden is laid to stone for low maintenance, enclosed by stone walling with a range of plants and shrubs. There is access to the GARAGE with up-and-over door and access to the rear garden. Outside tap. To the side of the property there is a lane with access down to gates at the rear end of the garden with access to the second garage. The French doors open out onto a southeast facing paved patio area leading onto the very large garden, mainly laid to lawn with an array of plants and shrubs. Outside storage shed. Outside store. 2 greenhouses. An enclosed chicken coop and a range of plants and shrubs, enclosed by hedging and fencing. The whole extends to approximately 1/4 of an acre.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band D payable 2023/24 £2330

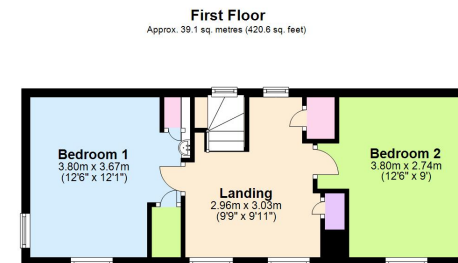
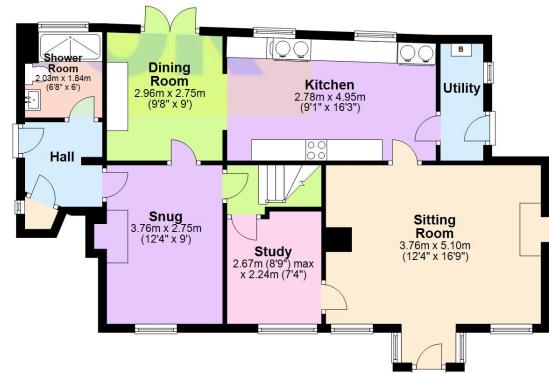
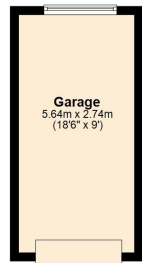
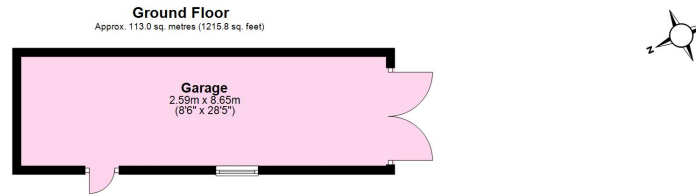
Water and drainage - rates are payable/metered supply.

### Money laundering regulations

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

### Viewing

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



Total area: approx. 152.0 sq. metres (1636.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanIt!

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