



Cottage - Freehold

ROSE COTTAGE DOCKLOW, LEOMINSTER, HR6 0RU

Offers Over

£400,000

FEATURES

- Delightful Detached Cottage
- Convenient Rural/Village Location
- 3 Bedrooms
- Generous Living Space
- Attractive Gardens
- Garage and Parking



3 Bedroom Cottage located in Leominster

Entrance Hall

With radiator and full-length window overlooking drive and a wide archway with exposed oak timbers leading to the

Snug/Study

With patio doors to the garden and a wide archway into the

Lounge

With a recessed fireplace and Clearview wood burning stove and flagstone hearth, fitted bookshelves and display shelf, radiator, 2 leaded glazed windows to the side, door to the inner hall and an archway leading through to the

Garden Room

A lovely space which overlooks the garden and has 2 radiators and exposed stonework.

Inner Hall

With staircase leading to the first floor, central heating thermostat, doors to the lounge, kitchen and to the

Shower Room

With WC, wash hand basin, shower cubicle with mains fitment and glass screen, radiator, access hatch to the roof space and extractor fan.

Kitchen/Dining Room

The kitchen area is fitted with base and wall-mounted units, work surfaces with tiled splash backs, 1 ½ bowl sink unit, built-in electric double oven and 4-ring electric hob with extractor hood over. There are 3 windows, a radiator and a walk-in under stairs storage cupboard housing the electric fuse board and door to the

Utility Room

With tiled floor, sink unit, plumbing for dishwasher, 2 windows, hatch to roof

space, door out to the rear, pantry with shelving, former larder with window and plumbing for a washing machine.

First Floor Landing

With hatch to the roof space, radiator, central heating programmer, airing cupboard housing the gas-fired central heating boiler and hot water cylinder.

Bedroom 1

With a built-in wardrobe, radiator and 2 windows.

Bedroom 2

With a built-in wardrobe, radiator and 2 windows.

Bedroom 3 - currently a study

With radiator and window.

Bathroom

Fitted with a white suite comprising a shower bath with electric fitment, mixer tap and glass screen, wash hand basin, WC, built-in storage units, shaver and light point, extractor fan, boarded walls and a window with a lovely outlook.

Outside

The property is approached via a private tarmac driveway that leads to a parking and turning space.

Detached Garage

With light and power, eaves storage space and side entrance door.

Rose Cottage stands in a lovely garden, primarily lawned and stocked with a range of ornamental shrubs and trees and all enclosed by hedging. There is a paved patio, garden shed, log store, outside lights, a greenhouse and 2 taps.

Property Services

Mains water, electricity, and gas are connected with gas-fired central heating and a private drainage system.

Outgoings

Water and drainage rates are payable.

Directions

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From Bromyard proceed on the A44 towards Leominster, continue past the King's Arms and the property is located on the right hand side just before the entrance to Docklow Pools.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

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. 124.6 sq. metres (1341.2 sq. feet)
Rose Cottage, Docklow, Leominster, Herefordshire



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

