





ORDNANCE COTTAGE LITTLE BIRCH

HEREFORD HR2 8BD

Asking Price £345,000

FREEHOLD

Occupying a peaceful elevated position in this popular rural location, a stunning two bedroom cottage offering an ideal first time buyer or active retirement lifestyle. The property, which has been tastefully refurbished throughout, has the added benefit of a luxury kitchen/breakfast room and shower room, two good sized bedrooms, countryside views, attractive landscaped rear garden with large entertaining space and off-road parking. To fully appreciate this property we strongly recommend an internal inspection.

Flint & Cook

ORDNANCE COTTAGE LITTLE

• Peaceful rural location • Impressive 2 Bedroom cottage • Superb Kitchen/Breakfast Room • Private landscaped rear garden and off-road parking • Stylishly finished throughout • Internal inspection highly recommended





In more detail the impressive accommodation comprises

Composite stable entrance door through to

Dining Hall

With easy to maintain flooring, radiator, double glazed window to the front aspect enjoying a fine view, exposed beams, carpeted staircase to the first floor, useful understairs store cupboard, display shelf, corner cupboard housing the hot water tank and door to

Lounge

An impressive room with flagstone floor, radiator, exposed beams, double glazed window to the front aspect enjoying a fine outlook and feature stone recessed fireplace with hearth and wood burning stove.

From the Dining Hall steps lead down to

Superb Kitchen/Breakfast Room

With easy to maintain flooring, radiator, range of wall and base cupboards, 1½ bowl sink unit with instant hot water mixer tap over, built-in oven and microwave with cupboards above and below, built-in fridge/freezer, marble worksurfaces, large central workstation/breakfast bar with storage beneath, induction hob and marble worktop, built-in tumble dryer and washing machine, large bi-fold doors with integrated blinds onto the rear patio and garden, recessed spotlighting and central dome roof light.

First Floor Landing

With fitted carpet and door to

Bedroom 1

With fitted carpet, radiator, double glazed window enjoying a fine outlook and range of built-in wardrobes.

Bedroom 2

With fitted carpet, built-in store cupboard/wardrobe, double glazed window enjoying fine views, access hatch to loft space and recess ideal for further wardrobe.

Luxury Shower Room

With large shower cubicle with glazed sliding door and rainwater style shower head over, vanity wash hand basin with storage below, low flush WC, Velux skylight, recessed spotlighting and display shelving.

Outside

To the front of the property there is an enclosed garden with gate and pathway to the front entrance door.

To the immediate rear of the property there is a large area laid to scalpings for easy maintenance, perfect for entertaining. Steps lead onto the main garden which is attractively laid to lawn, bordered by flowers and shrubs, all well enclosed by a high walling, fencing and trees to maintain privacy

A pathway meanders up to the top of the garden where steps lead to the good sized off-road parking area.

Property Services

Mains water and electricity are connected. Private drainage.

Outgoings

Water rates are payable.

Agent's Note

Ordnance Cottage has a pedestrian right of way through neighbours property (which is currently only used to take bins out).

Directions

Proceed south out of Hereford City on the A49 Ross Road. At the top of the Callow Hill, turn left signposted to King's Thorn. After approximately one mile, turn left opposite the bus shelter signposted to Little Birch. At the bottom of Barrack Hill turn right and continue on this road for approximately one mile turning right at the bottom of the lane signposted "Unsuitable for HGVs". Ordnance Cottage is on the left after approximately 200 yards.

Viewing - Hereford

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

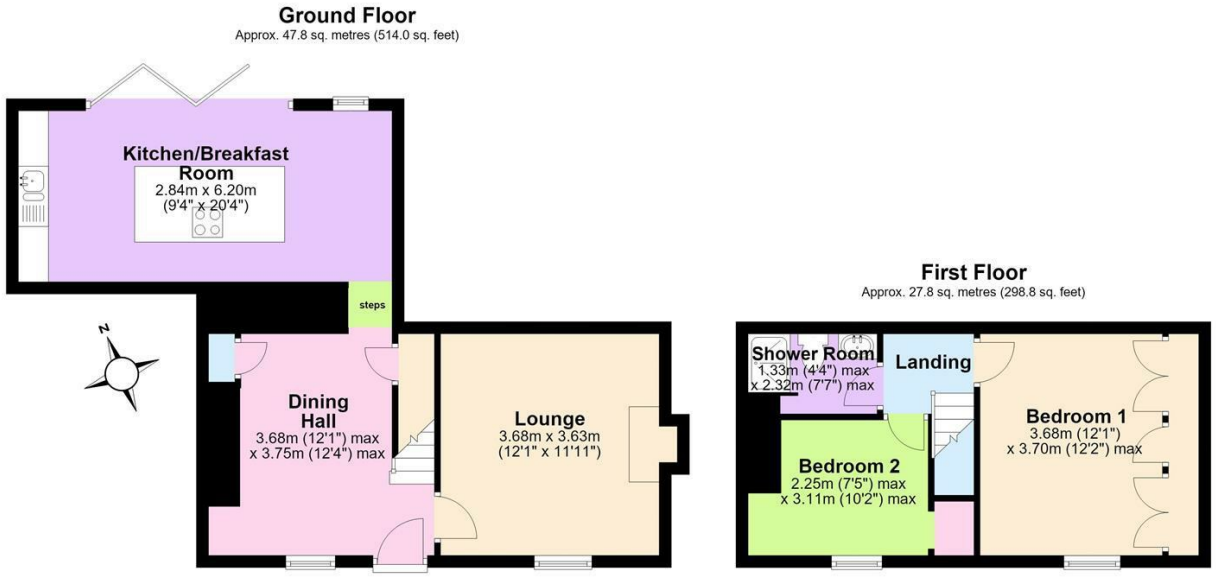
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

ORDNANCE COTTAGE LITTLE





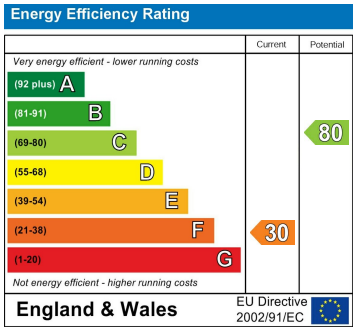




Total area: approx. 75.5 sq. metres (812.9 sq. feet)

Ordnance Cottage, Little Birch, Hereford





EPC Rating: F Hereford Council Tax Band: C

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/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk