



BANK COTTAGE RIDGEHILL, HEREFORD HR2 8AG

£465,000
FREEHOLD

Situated in this rural location south of Hereford, a well presented three bedroom detached cottage with stunning countryside views making an ideal family home or for those looking to downsize. The property offers spacious accommodation throughout with two receptions, kitchen/dining room and downstairs W/C to the ground floor with three bedrooms and family bathroom, one bedroom benefits French doors opening onto the balcony making the most of the countryside views. A viewing is highly recommended.

**Flint
&
Cook**

BANK COTTAGE

- Three bedroom detached cottage • Stunning countryside views • Double garage & parking • Good sized garden with hot tub • Peaceful rural location • Must be viewed!



Ground Floor

With entrance door leading into the

Entrance Hallway

With two wall lights, useful storage cupboard, carpeted stairs leading up with useful under stair storage space, central heating thermostat, smoke alarm and doors leading into

Downstairs Cloakroom

With low flush w/c, wash hand basin, heated towel rail, double glazed window and ceiling light point.

Sitting Room

A cosy sitting room with fitted carpet, two radiators, feature exposed beams and woodburning stove with brick and stone surround, two double glazed windows and two wall lights.

Living Room

With wood flooring, feature exposed timbers, radiator, central ceiling light, large double glazed windows and bi-folding doors opening out onto the patio with fantastic views towards the rolling hills and countryside beyond the garden.

Kitchen/Dining Room

Fitted with matching wall and base units and ample work surface space over, stainless steel sink and drainer unit, with double glazed window above with glorious views across the garden and open countryside beyond, space for a rangestyler cooker with gas hob and electric oven, under counter space for fridge & freezer, ample space for dining with radiator and window, two ceiling light points and door out to the

Rear Porch

With double glazed window, space for coat and shoe storage and stable door leading to the rear.

First Floor Landing

With fitted carpet, two ceiling light points, exposed wooden timbers and wooden doors leading into

Bedroom One with Balcony

A beautiful light and airy bedroom with double glazed window to the front aspect and double glazed french doors opening onto a balcony with beautiful views of the countryside with iron railings, the bedroom has fitted carpet, radiator, ceiling light point and useful storage cupboard over the stairs

Bedroom Two

With fitted carpet, ceiling light point, radiator, loft hatch and double glazed window.

Bedroom Three

With fitted carpet, radiator, ceiling light point, loft hatch and dual aspect double glazed windows to the front and side aspects.

Bathroom

A full modern suite comprising large walk in shower with tiled surround and mains fitment shower head over, feature freestanding bath with window offering beautiful views towards open countryside, low flush w/c, pedestal wash hand basin, wooden flooring, heated towel rail, an additional double glazed window and recess spotlights.

Outside

To the rear there is a fantastic paved patio area perfect for entertaining with wooden pergola and hot tub. The patio offers fantastic views across the rear garden and towards the countryside beyond. Steps from the top terrace lead down to a second terrace with steps leading down to an area of lawn enclosed by a mix of hedging and fencing with useful

greenhouse. To the front there is a double width driveway with extra parking available on the access lane. There is also access into the double garage with concrete floor, two up and over doors to the front with personal door to the rear, window to the side aspect, two ceiling lights, Belfast sink, plumbing and space for washing machine and tumble dryer, wall mounted fuse box, oil central heating boiler.

Agents Note

Bank Cottage proudly featured on BBC One's Escape to the Country (Series 25, Episode 28).

Directions

From Hereford proceed south towards Ross-on-Wye on the A49, at the traffic lights between St. Martins Church and the Broadleys public house turn left into Holme Lacy Road. At the mini roundabout take the third exit into Hoarwithy Road. Leave the City passing under the railway bridge into Green Crize under the avenue of trees and turn right just past the bus shelter, signposted Ridgehill/Twyford. Take the next turning right (by the telephone kiosk) after about a quarter of a mile turn left into an unmarked lane where the property will be found on the left-hand side after a fifth of a mile.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

The property benefits from a fibre-to-the-premises (FTTP) broadband connection.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

BANK COTTAGE





EPC Rating: E **Council Tax Band: E**



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 95 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | 44 |
| (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/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

