



PRIORS COURT COTTAGE UPPER DORMINGTON, HEREFORD HR1 4EF

£565,000
FREEHOLD

Attractive detached cottage in a tranquil rural setting with fantastic views, 3 bedrooms, solar panels, garden room, gardens just over 3/4 acre. Viewing advised!

**Flint
&
Cook**

PRIORS COURT COTTAGE

- Viewing essential • Lovely garden just over 3/4 acre
- 3 Bedrooms • Tranquil rural setting
- Solar panels • Stunning views
- Garden Room • Attractive detached cottage



Ground Floor

Door to Entrance Hall With tiled floor, electric fuse board, radiator, central heating thermostat.

Downstairs Cloakroom

Wash hand-basin, WC with cupboard under, radiator, tiled floor, shaver light and point, window.

Sitting Room

Inglenook style fireplace with former bread oven, tiled hearth, woodburning stove, understairs storage cupboard, corner cupboard, radiator, 3 windows to front, window to rear.

Dining/Living Room

Tiled floor, radiator, exposed ceiling timber, recess with storage cupboard, window to front, double doors to the side.

Kitchen

Fitted with shaker style units with granite worksurfaces and tiled splashbacks, Belfast sink unit, plumbing for washing machine and dishwasher, built-in electric double oven, 4-ring gas (LPG) hob, tiled floor, 3 windows.

Staircase leads from the Entrance Hall to the

First Floor

Landing Hatch to roof space, window, airing cupboard with hot water cylinder and electric immersion heater.

Bedroom 1

Wardrobe, hatch to roof space, radiator, windows to front and side.

Bedroom 2

Radiator, window to front.

Bedroom 3

Fitted wardrobe, radiator, windows to side and rear and en-suite shower cubicle with glass screen and mains fitment.

Bathroom

White suite comprising a bath with mains shower fitment over and folding screen, wash hand-basin, WC, radiator, storage cupboard, window.

Outside

To the front of the property there is a raised garden part-terraced with a range of heathers and there is a CARPORT with adjoining log-store. To the rear, there is a grassed bank. To the side of the carport there is access to a sloping paddock with chicken enclosure which runs to the rear of the house and adjoins Buckbury Hill. The gardens lie predominantly to the side of the property and have been attractively landscaped, lawned with terraces and stocked with a variety of ornamental shrubs and trees. Summerhouse. Former outside WC. Garden shed. To the side of the property there is a paved patio. Adjoining the property is a Garden Room which has a radiator, Velux window and double doors to a pergola with patio and there is a door into the boiler

room housing the biomass boiler system with hot water tank and solar panel control. Outside lights and water tap.

Services

Mains water and electricity are connected. Private drainage system. Solar panels. Telephone (subject to transfer regulations). Biomass central heating.

Outgoings

Council tax band 'F'. Water rates are payable.

Directions

From Hereford proceed towards Ledbury on the A438, continue through Lugwardine and Bartestree and turn right towards Dormington and Mordiford, passing Dormington Court and the church on the left-hand side and take the 1st turning left. At the T-junction turn right and then after about $\frac{1}{4}$ of a mile, turn left into a private lane and the property is the 1st on the left-hand side.

Viewing

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

Tenure & Possession

Freehold - vacant possession on completion.

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.

Money Laundering Regulations

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

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Main area: Approx. 117.8 sq. metres (1267.4 sq. feet)
Plus garden/plant room: approx. 18.4 sq. metres (198.0 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



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		
(21-38)	F	45	67
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: F

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

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