



## THE CRIFTAGE NUNNINGTON

HEREFORD HR1 3NJ

£310,000  
FREEHOLD

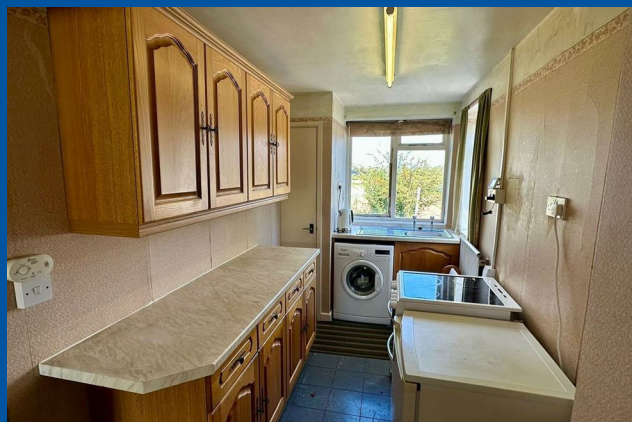
Situated in this popular rural location, a 3 bedroom detached cottage with adjoining annexe offering potential to become a long term family home. Although in need of modernisation and refurbishment the property which is offered for sale with no onward chain has the added benefit of extensive gardens and grounds (just over an acre), ample off road parking and a garage, potential to incorporate the annexe into the main property and to fully appreciate the possibilities this property offers we recommend an internal inspection.





# THE CRIFTAGE NUNNINGTON

- Popular rural location
- 3 bedroom detached cottage with annexe
- Extensive gardens and grounds
- Just over an acre
- No onward chain
- Requires major refurbishment
- A wealth of potential
- Viewing recommended



## Entrance Porch

With double glazed windows, tiled floor and partially glazed door to the

## Sitting Room

With tiled fireplace, exposed timbers, double glazed window overlooking the garden and door to the

## Dining Room

With double glazed windows to the front aspect, a further glazed window to the side, exposed timbers and open plan access to the

## Kitchen

With wall and base cupboards, single drainer sink unit, glazed windows enjoying a fine outlook across the surrounding countryside, pantry cupboard with shelving.

## Inner Hallway

With understairs store cupboard and turning staircase to the

## First Floor Landing

With a large glazed window to the rear enjoying a fine outlook and door to

## Bedroom 1

With window overlooking the front garden.

## Bedroom 2

With access hatch to the loft space and window overlooking the front garden.

## Bedroom 3

With window to the rear enjoying fine views and a built in corner wardrobe.

## Bathroom

With bath with partially tiled wall surround, pedestal wash hand basin with tiled splash back and mirror over, built in airing cupboard with shelving and window.

## Separate WC

With low flush cistern and window.

## Side Porch

With access from both the front and rear and glazed panelled door opening into the

## Annexe

In need of modernisation and refurbishment with the potential to be incorporated into the main house but currently comprising

Lounge - with window to the rear

Kitchen - with sink, pantry cupboard, window

Bedroom - window the front

Bathroom - with bath and wash hand basin (not tested), airing cupboard with shelving

## Cellar

With access from the drive and providing plenty of storage space and has power and light.

## Outside

There is a brick built coal store to the side.

At the rear of the property a long driveway providing

ample off road parking and this continues to a detached single garage. One of the main features of the property is the extensive garden to the front which is laid to lawn, bordered by flowers and shrubs, enclosed by hedging and a range of trees including fruit trees. Adjacent is a large orchard area also enclosed by hedging.

### Property Services

Private water supply (well), electricity and private drainage.

### Outgoings

Council tax band 'E' - £2,950 for 2025/2026

### Directions

Proceed north out of Hereford along Commercial Road up and over Aylestone Hill and at the bottom take the 3rd exit at the roundabout on to the Worcester Road, the first left signposted to Bromyard after passing under the railway bridge the Criftage is on your left hand side after approximately half a mile as indicated by the agent's sale board.

### Viewing

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

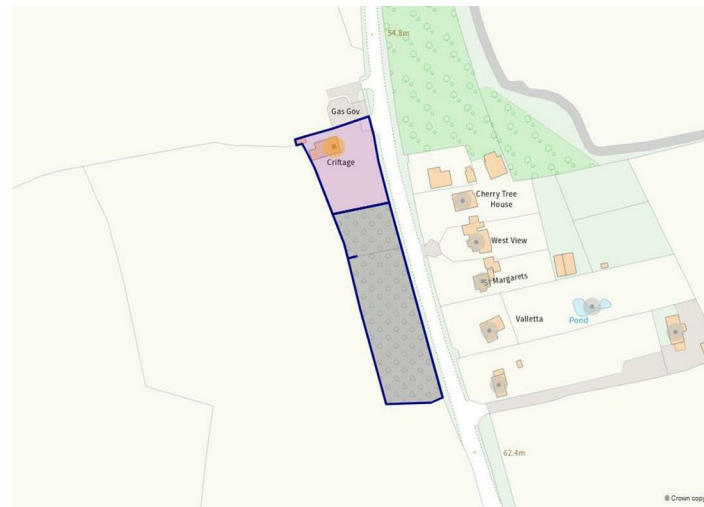
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

Prospective purchasers will be asked to produce

identification, address verification and proof of funds at the time of making an offer.

Plan not to scale for illustration purpose only



## THE CRIFTAGE NUNNINGTON





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	11	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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

