

FOR
SALE



West Bank, Vowchurch Common, Herefordshire HR2 0RL

£250,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Detached cottage in a glorious rural location, scope for extension, 1 bedroom, lovely views about 1 acre of gardens & grounds. Viewing advised.

POINTS OF INTEREST

- *Character cottage*
- *Glorious rural location*
- *Extensive views*
- *Scope for extension (subject to planning)*
- *1 bedroom accommodation*
- *About 1 acre*



ROOM DESCRIPTIONS

Canopy porch

Door to

Kitchen/living room

Tiled floor, stone inglenook-style fireplace with woodburning stove on a raised hearth, 2 electric storage heaters, windows to front and side, hand-made base and wall units with tiled worksurface, sink, spiral staircase to the

Bedroom

Exposed timbers, storage heater, windows to front and side.

Bathroom

White suite comprising bath, wash hand basin, WC, electric storage heater, hot water cylinder, window.

Outside

The gardens lie to the front of the property are are lawned with a paved patio, range of ornamental shrubs and hedging. Garden shed.

Beyond the garden is a further area of land with driveway and parking area.

Adjoining the garden is an overgrown, undulating paddock (about 0.75 acre).

The whole extends to approximately one acre.

Services

Mains electricity and water are connected, Private drainage system.

Outgoings

Council tax band C , payable 2024/25 £2047.16. Water rates are payable.

Private drainage.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road turning right signposted to Clehonger (B4348), follow the signs to Kingstone and Peterchurch, follow the road for about 9 miles until you reach Vowchurch. On entering the village you will come to a dip in the road with crossroads at the bottom, turn right - signposted Vowchurch Common. As you go up the hill you will see a directional board on your left, go up this road and the property will be found on the right-hand side as indicated by For Sale board.

Viewing

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

Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



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