

The Cotts, Whitehall Road, Hampton Bishop, Hereford, HR1 4LB

Sunderlands
Residential Rural Commercial

Sunderlands
Residential Rural Commercial

The Cotts
Whitehall Road
Hampton Bishop
Hereford
HR1 4LB

Summary of Features

- Detached Grade II listed cottage
- Three bedrooms
- Sought after location
- Characterful features throughout
- In the need of updating
- No onward chain

Offers Over £245,000

Positioned on the outskirts of the charming village of Hampton Bishop, Hereford, this delightful Grade II listed detached cottage offers a unique opportunity for those seeking a characterful home in a sought-after location. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or those looking for a peaceful retreat. The cottage boasts a wealth of period features that add to its charm and appeal, providing a glimpse into its rich history. While the property is in need of updating, it presents an excellent canvas for buyers to infuse their personal style and modern comforts, making it truly their own. The surrounding area is known for its picturesque landscapes and friendly community, making it an ideal place to settle down.

Location

Hampton Bishop offers a thriving community spirit with vibrant village hall offering various classes; Pilates and Yoga. While the welcoming church offers choir and coffee mornings. Within easy walk is the Bunch of Carrots – country pub and restaurant and river walks along the Wye. Neighbouring Mordiford boasts an Ofsted "Excellent" primary school with nearby Haugh Woods offering 850 acres of protected ancient woodland with extensive hiking/cycle trails. The full City amenities of Hereford is only 3 miles away.

Accommodation

Upon entering the cottage you step straight into the entrance hall, with two reception rooms positioned either side and the kitchen directly ahead. A useful storage cupboard is also located off the hallway. The living room features a charming stone surround open fireplace, adding bags of character, while two windows allow plenty of natural light to flood the space. The dining room is well placed for hosting and entertaining, boasting a brick surround open fireplace, a window to the front, and stairs rising to the first floor. The kitchen is situated towards the rear of the property and provides access to the rear garden, a store, and a WC. Like other areas of the house, the kitchen is in need of updating, offering a fantastic opportunity for a buyer to put their own stamp on the home. Upstairs, there are two double bedrooms and one single bedroom, all rich in character with exposed beams and original fireplaces. The bathroom is fitted with a three-piece suite comprising a WC, wash hand basin, and a bath with electric shower over, along with a useful built-in storage cupboard.

Outside

The property benefits from generous outdoor space, with ample parking for multiple vehicles to the rear. A wraparound garden, predominantly laid to lawn and enclosed by fencing, is complemented by mature trees, shrubs and bushes, creating both privacy and a lovely natural backdrop. Offering a blank canvas, the garden presents a wonderful opportunity to create an idyllic countryside plot tailored to your own vision.

Services

We understand mains water, gas and electric are connect to the property. Private drainage.

Council Tax Band

Herefordshire Council Tax Band - E

Tenure

Freehold

Directions

From Hereford, at the far end of St. Owen's St, turn right onto Eign Road (B4224) towards Mordiford. Continue along the B4224 for nearly 3 miles passing through the village of Hampton Bishop. Turn left down Whitehall road and the property can be found immediately on the left hand side.

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.



























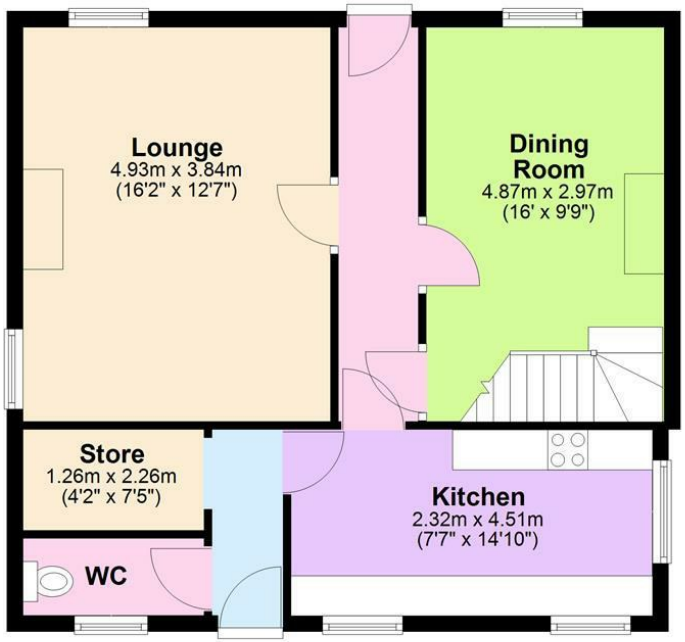
Directions

Sunderlands

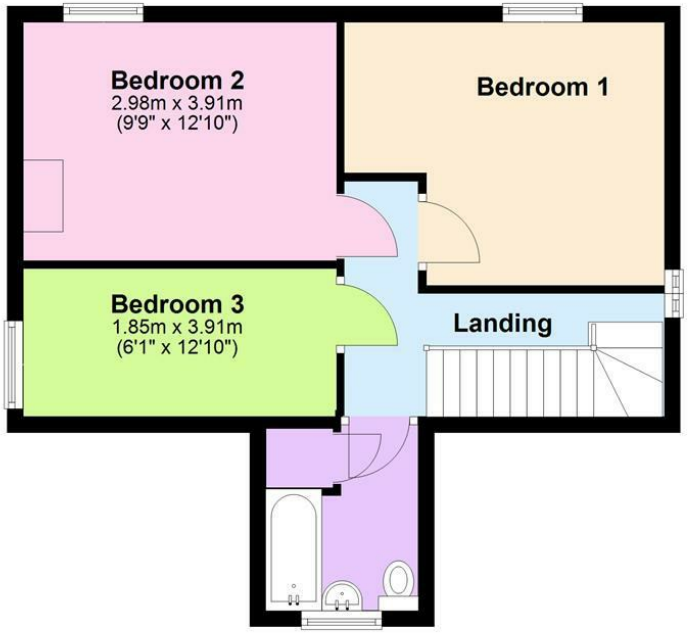
Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
hereford@sunderlands.co.uk

Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

Ground Floor



First Floor



Total area: approx. 102.3 sq. metres (1101.2 sq. feet)

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.