



Hyde Cottage Hyde Ash, Leominster, HR6 0JS



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Leominster
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Summary of Features

- Detached country cottage with views
- Set along no through road
- Useful range of outbuildings
- About 0.4 acre of gardens adjoining farmland.

Asking Price £435,000

A detached brick built character cottage set along a no through country lane in this sought after area of north Herefordshire. The property stands in about 0.4 of an acre, in a raised position, with far reaching views over surrounding countryside. There are a range of useful outbuildings including Garage, Workshop and Pole Barn with cottage gardens including fruit trees.

The property itself has accommodation arranged over two floors and is double glazed.

To fully appreciate the features of this home and its lovely location, a closer inspection is recommended.

Situation:

Set along a quiet country lane in rural north Herefordshire, between the towns of Leominster and Hay on Wye and the city of Hereford. Leominster is only a short distance along country lanes and offers main facilities including shops, cafes, educational and leisure facilities as well as good road links and railway to Hereford and Worcester.

The accommodation in further detail comprises;

Double glazed door leads to -

Conservatory

Being of good size, double glazed and with a pleasing outlook over the garden and countryside beyond.

Inner Hallway

With cupboard and doors off to -

Utility Room

Having plumbing and space for washing machine, sink, window to rear, access through to -

Cloakroom

With WC.

Sitting Room

With double glazed window to front overlooking the garden and woodburning stove on a slate tiled hearth.

Kitchen/Breakfast Room

Having a range of base and eye level units with work surface area, fitted sink, solid fuel Rayburn which provides heating and hot water as well as cooking. There is also an additional fitted electric hob with oven.

Enclosed stairway to -

First Floor:

Landing

With doors off to the bedrooms and bathroom.

Bedroom One

A double bedroom with fitted wardrobes, double glazed window and delightful views over surrounding countryside.

Bedroom Two

A double bedroom with double glazed window with view.

Bathroom

Comprising a white suite with bath and electric shower over and screen, WC, wash hand basin, heated radiator and double glazed window.

Outside:

Particular features of the property are its surroundings and gardens, which extend to about 0.4 of an acre approximately and primarily border countryside/farmland. There are areas of lawn with numerous shrubs and flowering plants along with fruit trees such as apple, pear, damson and plum. The outbuildings include; brick built Garage (3.37m x 5.56m) with tiled roof, up and over door, power, light and pedestrian door. Hard standing for parking space and double gates opening to



further parking. Attached to the side of the garage is a Storeroom (3.09m x 3.39m) with double glazed window, power and light. There is also a Workshop (7.35m x 3.67m) with pitched roof and further Shed as well as a Pole Barn (6m x 4.5m) which is mainly corrugated.

Services:

Mains water and electricity. Private drainage. Fibre Broadband.

Council Tax

Band C.

Tenure:

Freehold.

Directions:

Proceed out of Hereford along the Canon Pyon Road (A4110) passing through the villages of Canon Pyon and Bush Bank and from the Bush Inn continue for about 2 miles, taking the right turn (signposted Hyde Ash). Follow the country lane for about half a mile, taking the first right turn along a no through road. The property will be seen after a 200 yards on the right hand side.

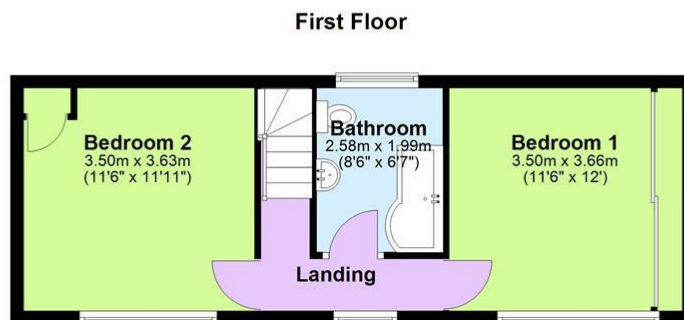
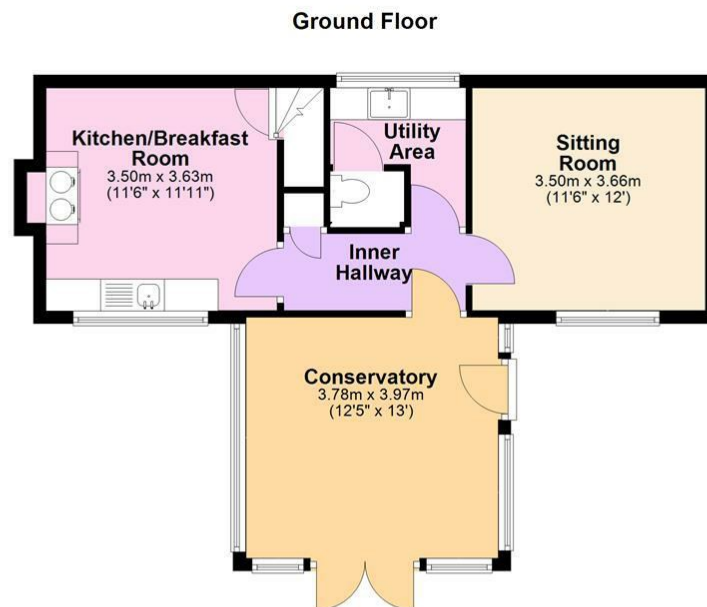
What3Words: filer.diet.glimmers

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.







Total area: approx. 87.9 sq. metres (945.6 sq. feet)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.