



**Sunderlands**  
Residential Rural Commercial

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## 3 Castleton Cottage

Westhide, Ocle Pychard, HR1 3RF

£990 Per Month



A charming detached 2 bedroom country cottage with excellent panoramic views across the Black mountains and surrounding countryside.



Location

The property is set in a beautiful idyllic and peaceful location. Ocle Pychard is a hamlet and parish near Burley Gate, in Herefordshire, 3.25 miles northwest of Stoke Edith, 6 miles southwest from Bromyard a small market town with a excellent range of facilities, and about 7 miles northeast of Hereford City with a wider range of facilities to offer.

Description

A charming 2 bedroom modern detached cottage with panoramic views, and some remaining original features. Double glazing and gas central heating, log burner and gated driveway.

Entrance porch

Leading into the-

Lounge/ Dining Room 18'1" x 11'6" (5.5 x 3.5)

With a window to the front of the property and patio door to the leading to patio area with views overlooking the black mountains. Fireplace with log burner.

Kitchen 10'10" x 22'8" (3.3 x 6.9)

With original beams and a modern fitted kitchen consisting of integrated fridge freezer, double oven, electric hob and stainless steel sink with drainer. Room for a small breakfast table. Open stair case and radiator with window to front and side aspect of the property. Leading to-

Utility

With plumbing for a washing machine. Leading to-

Bathroom 7'7" x 7'10" (2.3 x 2.4)

With a modern fitted bathroom suite, consisting of bath and over head mains shower, W.C, sink and heated towel rail. Window to rear aspect.

Landing

Open staircase with window to front of property. Leading to-

Bedroom 1 11'10" x 11'6" (3.6 x 3.5)

With original beams, Eaves which can be used for storage used for storage and an original ornamental fireplace. Window to front and rear aspect. Radiator. Leading to-

Bedroom 2 8'6" x 11'2" (2.6 x 3.4)

With rear window and eaves used for storage. Radiator

Outside

The property is approached via a private lane into a gated gravel parking area with a wrap around garden, shed and fenced off yard area for storage of gas tanks, bins and outside water supply. The property is surrounded by beautiful views in this quiet and pleasant location

Council Tax

Band B- Hereford Council.

Rent

£990 per calendar month, payable monthly in advance, exclusive of all outgoings.

Deposit

The tenant will pay a deposit of £1142.00 prior to the commencement of the tenancy and calculated at 5 weeks rent. This will be returned, less any deductions agreed, at the end of the tenancy subject to an inspection of the premises and confirmation that all bills have been paid. All deposit will be protected by The Tenancy Deposit Scheme (TDS) in accordance with the terms and conditions of the TDS. The terms and conditions governing the protection of deposits including the repayment process can be found at [www.thedisputeservice.co.uk](http://www.thedisputeservice.co.uk)

Viewings

Thank you for your interest in letting a property through Sunderlands. Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:- <https://www.sunderlands.co.uk/residential/registration> We will not consider your application until we have a completed Registration Form. Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you. Sunderlands [Lettings@sunderlands.co.uk](mailto:Lettings@sunderlands.co.uk)

Directions

Head south-west on Offa St towards East St 197 ft, Turn left onto East St 0.2 mi, Turn left onto St Ethelbert St 112 ft, Turn left at the 1st cross street onto Cantilupe St, 72 ft Turn right onto St Owen's St 0.3 mi, Continue onto Ledbury Rd/A438 3.4 mi, Turn left at Longworth Ln 0.8 mi, Turn left onto A4103 0.1 mi, Turn right 0.3 mi, Turn right at Withies Rd, the property can be found on your right.

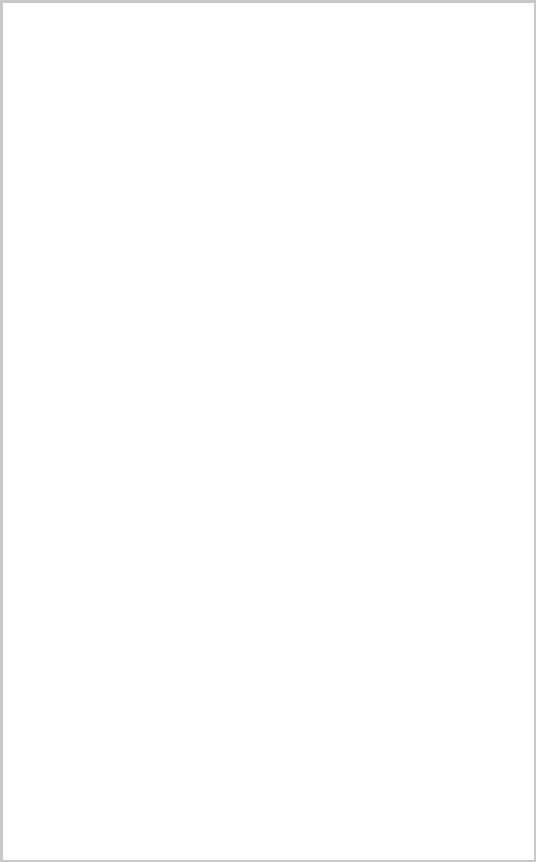
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Area Map



Floor Plans



Energy Efficiency Graph

