

Holly Tree Cottage Willcroft Lane, Bartestree, Hereford, HR1 4BD

Sunderlands
Residential Rural Commercial

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Willcroft Lane
Bartestree
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Summary of Features

- Detached cottage
- Two bedrooms
- Two reception rooms
- Far reaching views
- Sought after location
- No onward chain

Price Guide £325,000

Situated on the outskirts of the sought-after village of Bartestree, Hereford, this delightful detached home offers generous accommodation with far-reaching views to the front aspect. The property features two spacious reception rooms, two well-proportioned bedrooms and a family bathroom, making it ideal for couples or small families. Whilst some modernisation is required, the property presents an excellent opportunity for buyers to create a home to their own taste. Further benefiting from no onward chain, this is an attractive opportunity in a desirable village location.

Location

Situated on the outskirts of the beautiful Herefordshire village of Bartestree which has a village shop, public houses, village hall and fish & chip shop, and hairdresser. Although in a rural location, the City of Hereford is less than 5 miles away and offers a wide choice of primary and secondary schooling, colleges, extensive retail and leisure facilities, hospital, Cathedral, theatre and sports grounds. The historic market town of Ledbury, 10.5 miles, has a good range of independent shops and interesting heritage with attractive black and white buildings. Excellent rail links to London Paddington and Birmingham New Street can be found in Hereford and the motorway network can be accessed via Junction 2 of the M50 just 4 miles south of Ledbury.

Accommodation

The property offers well-proportioned accommodation arranged over two floors, retaining a number of traditional features and offering considerable scope for modernisation and improvement. The entrance hall provides a welcoming introduction to the property, with a staircase rising to the first floor and two useful storage cupboards. The living room is a spacious and comfortable reception room, enjoying plenty of natural light from two windows and featuring a central open fire set within an attractive brick fireplace, creating a focal point to the room. The dining room is another generously proportioned reception room, with two windows providing natural light and a central gas fireplace with decorative surround. The room offers ample space for dining furniture and conveniently adjoins the kitchen. The kitchen is fitted with a range of traditional timber-fronted wall and base cupboards, complemented by work surfaces and tiled splashbacks. There is a freestanding gas cooker, stainless steel sink unit with mixer tap, space for appliances and a window providing natural light. The kitchen leads through to a rear entrance area, which provides access to a separate WC and shower room, the latter fitted with a shower enclosure and wash hand basin. On the first floor, a spacious landing provides access to the bedrooms and bathroom, with a large picture window enjoying attractive elevated views across the surrounding countryside. There are two well-proportioned double bedrooms, both benefiting from natural light and fitted double wardrobes, providing useful storage accommodation. Completing the first-floor accommodation is the family bathroom, fitted with a three-piece suite comprising a panelled bath, wash hand basin and WC. Overall, the accommodation is spacious and versatile, with two generous reception rooms, two double bedrooms and useful storage throughout. Whilst the property would benefit from updating and modernisation, it offers excellent potential for a purchaser to create a comfortable home in an attractive semi-rural setting.

Outside

The property enjoys a pleasant setting, approached via a private road, with gardens arranged in two separate areas offering a good degree of versatility. The principal garden is situated to the front of the property and is predominantly laid to lawn, with established hedgerows, mature trees and shrubs providing an attractive backdrop. The garden enjoys a delightful outlook across the surrounding countryside and offers excellent potential for further landscaping. There is also the benefit of off-road parking and a detached garage. A second, more enclosed courtyard-style garden is situated to the side and rear of the property, providing a sheltered outdoor space with established planting and room for garden furniture. In addition, there is useful side access leading to a range of external storage units, offering practical space for gardening equipment and general storage. The gardens and outside areas complement the property particularly well, combining generous lawned space, countryside views and useful ancillary storage, with considerable scope for a purchaser to enhance and personalise the setting.

Services

We understand mains water, electricity, gas and drainage is connected to the property.
The property also benefits from solar panels.

Council tax band

Herefordshire - D

Tenure

Freehold

Directions

From Hereford proceed on the A438 towards Ledbury and continue through Lugwardine into Bartestree and on leaving the village, at the crossroads, turn left towards Whitestone and then after about ¼ mile, turn left into a private road and the property is located on the left hand side.

























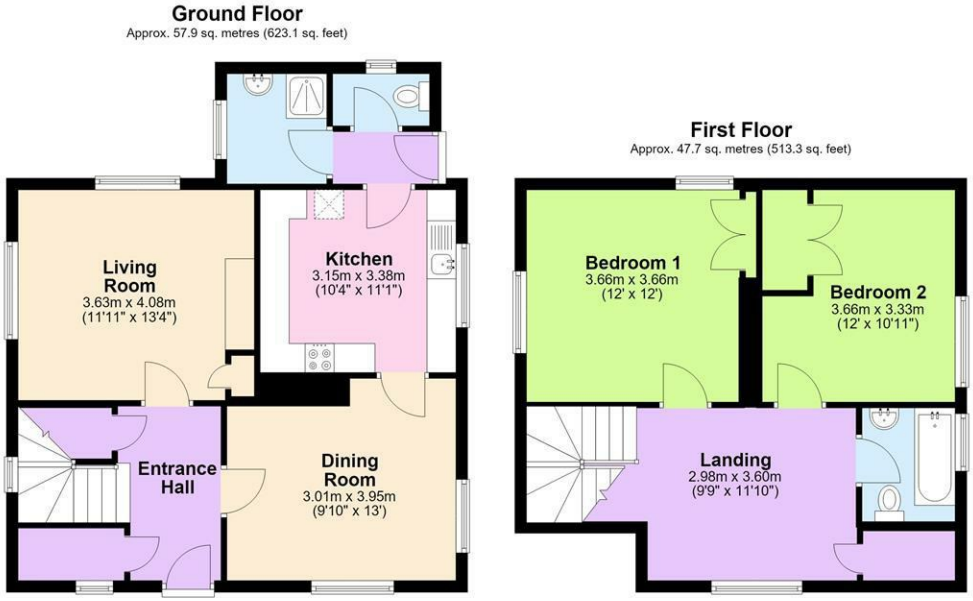
Anti money laundering

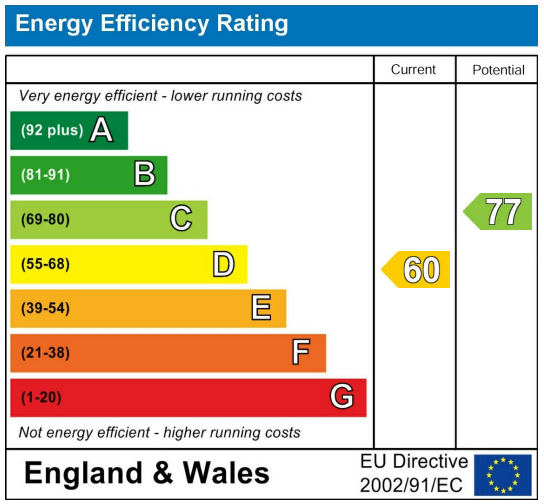
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at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

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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.