

ORCHARD COTTAGE

£425,000



“A beautiful, extended, Victorian, semi-detached cottage”

Burghill, Herefordshire

In a superb location on the outskirts of Hereford, this attractive, extended, semi-detached Victorian cottage has glorious countryside views and convenient access to the city. With generous, versatile accommodation, an easy internal flow and bags of character this property has everything required for a great family home.

- Extended, Victorian, semi-detached cottage
- Stunning presentation throughout
- Desirable, convenient location
- Great, versatile living accommodation
- Superb views across open fields
- Carport and parking
- Additional hobby room
- No onward chain



The scale of living accommodation is an unexpected treat in this pretty period property which also offers the additional surprise of a separate garden room, which could be used as a home office, hobby room or workshop. The current owners have carefully updated the property to include all modern conveniences yet retaining character and adding further quality elements such as ledge-and-brace doors and wooden flooring.

A welcoming hallway leads left and right; to the left is an attractive sitting room with a wood burning stove sat beneath a pretty feature fireplace, just the room for enjoying cosy winter evenings. To the other side of the property sits the heart of the home: a large dining/ living space featuring wooden flooring and an exposed brick wall, creating a stylish feel. There are long sight-lines into adjoining rooms and a set of French doors lead out to the side of the property. The adjacent sun room overlooks the garden and gives stunning views across the open fields, beyond. A set of double doors lead out to the rear garden.

The modern, stylish kitchen features light wall and floor cabinets and plenty of granite counter top space for food prep. There is a Belfast sink and built-in appliances such as dishwasher and range style cooker with overhead extractor unit. The adjoining utility area sits around the corner and provides space for washing machine and tumble drier as well as hanging coats and storing shoes. A stable door accesses the rear garden. A shower room with WC and wash hand basin completes the downstairs accommodation.



Upstairs, the central landing splits to access either side of the home: to the right sits the master bedroom, this has plenty of head-height, built in storage units and terrific views across the adjoining countryside. Next door there is a shower room with large shower cubical, vanity basin with sink. There are a further two bedrooms on the other side of the property, one of which is currently used as a dressing room but will accommodate a double bed.



Outside: At the front of the property sits a gravel parking area, timber carport and garage with barn style doors.

Access to the front garden is via a metal gate between two brick pillars, from here a central path leads to the front door. A recently laid patio [cont...]



Outside: [cont...] and modern gazebo creates an outdoor seating area; there is lawn on either side of the pathway as well as ornamental shrubs. A paved path and wooden picket gate leads around to the rear garden with a further paved seating area overlooking the adjoining countryside. The garden is fully enclosed for pets and children and provides the perfect spot for summer barbecues or evening drinks with friends. The rear garden also includes a separate hobby room with mains electricity: a great hideaway, craft room, gym or home office.

Area: Burghill is a popular area, located on the outskirts Hereford city: benefitting from rural surroundings and countryside walks on the doorstep yet with the conveniences of the city just a stone's throw away. There is a public house, supermarket, public transport links and butcher close at hand with Hereford city's full raft of amenities and services a little further away.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	C
Heating:	Central heating; Oil
Services:	Mains electricity, water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**



* correct as of instruction date | ** Source: BT

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

