



3 Llanstephan Cottages, Totnor, Brockhampton, Herefordshire, HR1 4TJ





3 Llanstephan Cottages
Totnor
Brockhampton
HR1 4TJ

Summary of features

- Small end terraced stone cottage
- Delightful rural views
- Good size gardens with parking
- No on going chain

Asking price £149,950

Description

An end terraced mainly stone cottage forming one of three individual cottages set in this delightful rural part of south east Herefordshire and pleasantly away from main roads. The property is set in a slightly raised position offers small accommodation but is set in good sized gardens with delightful views across farmland. The property is part solid fuel heated and briefly comprises entrance porch, living room, kitchen, two bedrooms and bathroom.

Situation

Totnor lies within the parish of Brockhampton and is accessed off quiet country lanes in this delightful south east corner of Herefordshire. Well placed for both Hereford and Ross on Wye and in turn the A40 M50 motorway links. The nearest facilities would be in the village of Fownhope just two miles away which has primary school, butchers, doctors surgery as well as Wye Leisure facilities.

Accommodation

UPVC Door to:-

Entrance Porch

With laminate flooring, door to:-

Living Room 3.25m x 2.77m (10'8" x 9'1")

With fireplace and grate, windows to front and rear with rural views, enclosed stairs to first floor, laminate wood flooring.

Kitchen 3.14m x 3.02m Max (average) (10'4" x 9'11")

Window to front and rear, stainless steel sink with base and eye level units, radiator, understairs cupboard.

Small Utility

With plumbing for washing machine.

Enclosed stairs lead from the living room to:-

First Floor Landing

With window, airing cupboard housing hot water cylinder.

Bedroom 1 3.46m x 2.79m (11'4" x 9'2")

Windows to front and rear with views, radiator.

Bedroom 2 2.39m x 1.84m (average) (7'10" x 6'0")

Window with views, radiator and alcove storages.

Bathroom

Bath with shower over, wash hand basin, low flush w/c low flush suite, window.

Outside

There is a parking space with steps up to a good size lawned garden with mature hedge boundaries with some shrubs and a garden shed.

Services

Shared private drainage. Private water supply, mains electricity.

Tenure

Freehold.

Agents Note

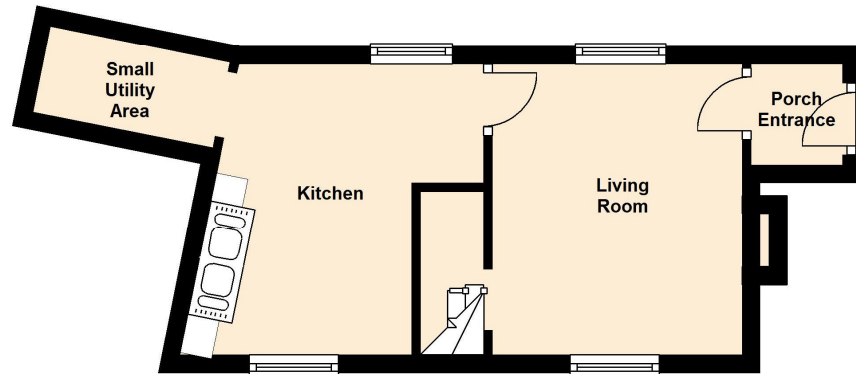
Prospective purchasers should be aware that this property has extremely low ceilings. (6'6" approx).

Directions

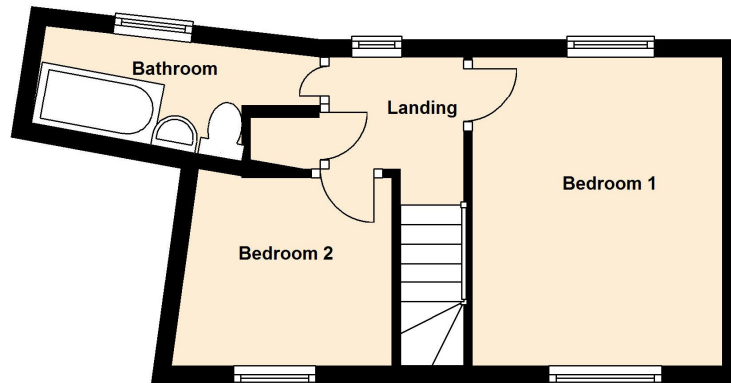
Proceed out of Hereford on the B4224 passing through the village of Hampton Bishop, Mordiford and Fownhope. Just before Fownhope Church turn right signposted Capler, follow this country lane up Capler Hill and to the cross roads next to the village hall. Proceed straight over and following the country lane for approximately ½ mile to the bottom of the dip and just as the road begins to rise up the cottage will be seen on the left hand side as denoted by the Agents for sale sign.



Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

**Viewing by appointment only through;
Sunderlands & Thompsons**

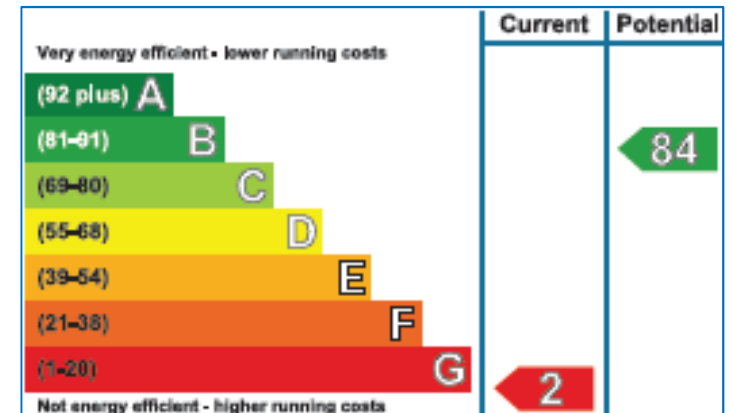
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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 and Thompsons 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.