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Honeysuckle Cottage, Eaton Bishop, Hereford HR2 9QU

'Adjoining and overlooking open countryside and from an edge of village position about five miles south west of Hereford a character detached cottage provided with gas fired central heating and replacement double glazed windows. The property has the benefit of a driveway and parking facilities together with well stocked gardens!'

NEW INSTRUCTION

Price £250,000 (Freehold)

Residential Sales and Lettings

Honeysuckle Cottage, Eaton Bishop, Hereford HR2 9QU

DRAFT PARTICULARS ONLY

LOCATION

Honeysuckle Cottage is set adjacent to open countryside at the rear and in an enviable position on the edge of a south west Herefordshire village approximately five miles from the city. The neighbouring villages of Madley and Clehonger combined offer a range of everyday amenities and the Cathedral city of Hereford as a whole offers a variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Honeysuckle Cottage is a distinctive period residence believed to date substantially from the Victorian era, elevations are extensively rendered and have a mock timber finish with the one gable elevation having a distinctive brick and stone chimney stack. A modern gas fired central heating system is installed, windows are double glazed, the rooms generally have a good ceiling height and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Approached through door with double glazed upper panels with outside light over and having a stairway to the first floor, feature exposed ceiling timbers, natural wood effect flooring, radiator and with two steps and a panel style door to the living room area and a panel style door also opens to the:

Dining Area

3.02m (9'11) x 2.59m (8'6)

With a replacement double glazed window to the front, radiator, feature exposed ceiling timbers and timber fire surround. Arched opening and a step rising to:

The Family Living Room

3.63m (11'11) x 3.12m (10'3)

With a double glazed window to the rear, feature exposed ceiling timbers, radiator, beam over fire recess with brick surround, historic brick inset, wood burning stove with tiled hearth and feature bread oven door. Panel style door to:



The Kitchen/Breakfast Room

6.27m (20'7) x 2.64m (8'8) (narrowing to 5'10)

With double glazed windows to two aspects, part coved ceiling and part with exposed ceiling timbers, quarry tiled floor, radiator and with fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine and built-in four ring gas hob with cooker hood over and a double electric oven unit. Wall mounted gas fired boiler providing central heating and domestic hot water.

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The Rear Porch

1.88m (6'2) x 1.07m (3'6)

With double glazed window and a door to the garden area.

ON THE FIRST FLOOR:

Landing

With access to loft storage space and then panel style doors open to:

Bedroom 1

3.58m (11'9) x 3.05m (10')

With a double glazed window to the front overlooking the gardens with fields in the distance. Radiator and recessed WARDROBE CUPBOARD with two hanging rails and louvered doors.



Bedroom 2

3.1m (10'2) x 3.05m (10')

With a double glazed window to the rear from which distant views area enjoyed over adjacent fields to tree lined countryside in the mid distance with the Welsh Hills in the far distance. Radiator and with a double and single WARDROBE CUPBOARD with cabinets over.

Bedroom 3

4.06m (13'4) x 1.78m (5'10)

With a double glazed window to the front and radiator.

Bathroom

2.64m (8'8) x 2.08m (6'10)

Recently installed with white suite comprising bath with shower mixer tap and further electric shower with screen, vanity wash basin with mixer tap and low level wc. From the double glazed window a distant view is again enjoyed and there are built-in CUPBOARD units, part tiled walls, radiator and wood laminate flooring.

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OUTSIDE:

Driveway, Parking & Car Shelter

A splayed entrance opens to a stone driveway which rises to stone car parking spaces, a paved hard standing area and the CAR SHELTER (9' x 15'6) with adjacent STORAGE SHED. The parking areas and drive are bordered by deep well stocked beds and lawns and a gateway in the fence opens to the rear. There is a further lawned area and deep border. A pathway runs off to the front of the residence.

Garden

Growing against the property there are numerous climbing plants including Clematis and to the road border there is a rose and evergreen hedge. The paved pathway continues to the rear of the property and runs to a stone seating area with well feature. Sets of steps lead down to a lower stone area in which there is a GARDEN STORE and a pedestrian front gate access. There is also a log store. The principle garden area is arranged around a central lawn with paved pathway running through and in which there is a circular border. A seating area and a bank with a wide variety of shrubs and a further shrub border which runs through a rose arch beyond which there is a chalet style SUMMER HOUSE.



SERVICES

It is understood that mains electricity, gas and water services are connected to the property. Drainage is to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed south west on the A465 in the direction of Abergavenny. Take the right hand turn signposted Clehonger. In Clehonger continue onto the B4352 and then take the right hand turn signposted Eaton Bishop Church. Continue over the common and the property will be identified on the right hand side.

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy Performance Certificate

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Dwelling type: Detached house	Reference number: 0588-4053-7237-4036-1990
Date of assessment: 08 March 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 March 2016	Total floor area: 83 m ²

Use this document to:

- * Compare current ratings of properties to see which properties are more energy efficient
- * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,201
Over 3 years you could save	£ 1,527

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 165 over 3 years	
Heating	£ 2,637 over 3 years	£ 1,278 over 3 years	
Hot Water	£ 333 over 3 years	£ 231 over 3 years	
Totals	£ 3,201	£ 1,674	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; vertical-align: middle; font-size: 2em;">60</td> <td style="text-align: center; vertical-align: middle; font-size: 2em; color: green;">108</td> </tr> </table>	Current	Potential	60	108	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
Current	Potential					
60	108					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,203	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 165	
3 Low energy lighting for all fixed outlets	£20	£ 57	

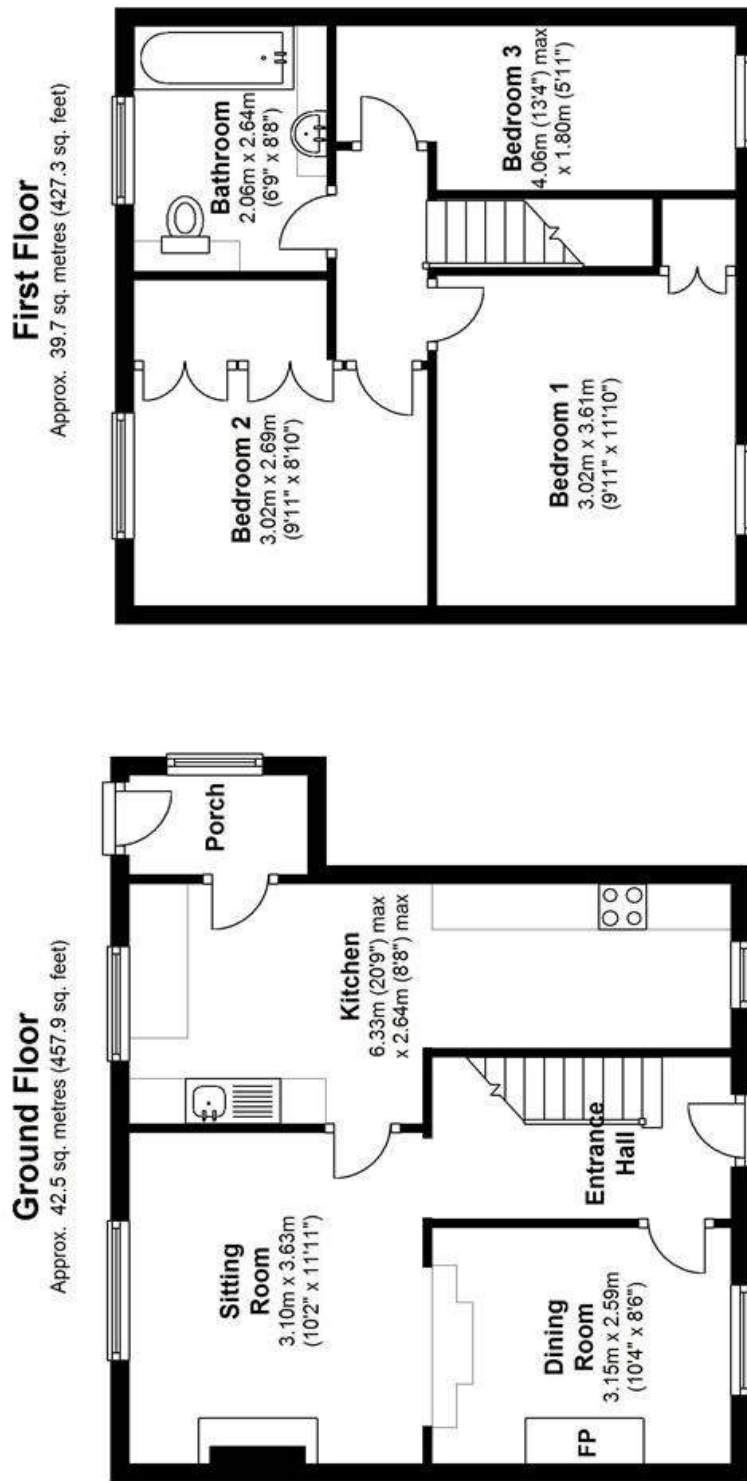
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Floor Plan



Total area: approx. 82.2 sq. metres (885.2 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Limited, Hereford.
Plan produced using PlanUp.