



Primrose Cottage, Isle of Rhea, Bodenham, Herefordshire HR1 3LE

Charming Grade II Listed Black & White 2 Bed Detached Cottage

O.I.R.O £304,500



Primrose Cottage, Isle of

Bodenham, Herefordshire HR1 3LE

- Grade II Listed Black and White Cottage
- Kitchen and Rear Porch
- Lounge with Feature Fireplace
- Dining Room with Woodburner and Bread Oven
- Ground Floor Bathroom
- 2 Double Bedrooms
- Good Sized Gardens
- Driveway Parking
- Viewing Recommended

O.I.R.O
£304,500
Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

Primrose Cottage is a delightful Grade II Listed black and white Period property dating back to around 1540 and having a good sized plot with mature gardens and ample driveway parking, all set just outside the popular village of Bodenham. The village itself has an excellent range of amenities including the England's Gate Public House, Post Office, popular Primary School, Garage and General Stores, Church, Village Hall, Doctor's Surgery and thriving local community. The market town of Leominster is close to hand for a good range of facilities including Train Station, with the larger Cathedral City of Hereford a little further to the south for a more extensive range of amenities.

BRIEF DESCRIPTION

Primrose Cottage is a delightful timbered Period cottage, set in large gardens and having generous accommodation set over two floors to include: an entrance porch leading into a dining room/additional sitting room with woodburning stove, feature bread oven and leading through to a rear utility room. There is a good sized living room with feature fireplace with inset woodburning stove. There is a rear lobby which leads to the ground floor bathroom and the kitchen with views out over the gardens leading through to an additional porch which houses the washing machine and again leads out onto the gardens. To the first floor, the property has two double bedrooms with feature beams and views to the front and rear.

Outside, the property has a very generous plot with good sized gardens which are mostly laid to lawn with maturing shrubs and flowering plants and two useful timber sheds, summerhouse and greenhouse. There is gated access to the driveway parking area at the base of the garden.

The Agents strongly recommend internal inspection to appreciate the character and the setting of this Period black and white cottage.

SERVICES

Mains Electricity & Water. Private Drainage.
Solid fuel heating.
Telephone (Subject to B.T. Regulations).

OUTGOINGS

Council Tax Band: D



LOCAL AUTHORITY
Herefordshire Council. Telephone 01432
260000

VIEWING

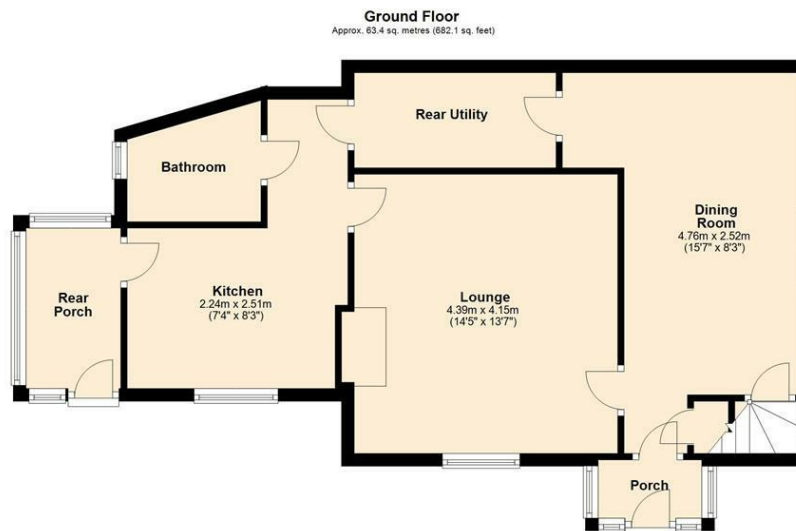
Strictly by prior appointment through the
Agents, Jackson Property. Telephone 01568
610600.

DIRECTIONS

Leaving Leominster on the A49, turn left
opposite Dinmore Leisure onto the
Gloucester road. Continue for approximately 3
miles turning left into a parking/layby area
where the property can be located directly
ahead on the left hand side.

Jackson Property (Leominster)
for themselves and the vendors of the
property, whose agents they are, give notice
that these particulars, although believed to
be correct, do not constitute any part of an
offer of contract, that all statements
contained in these particulars as to this
property are made without responsibility and
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intending purchaser must satisfy himself by
inspection or otherwise as to the correctness
of each of the statements contained in these
particulars.

The agent has not tested any apparatus,
equipment, fixture, fittings or services and so
cannot verify that they are in working order or
fit for their purpose, neither has the agent
checked the legal documents to verify the
freehold/leasehold status of the property.
The buyer is advised to obtain verification
from their solicitor or surveyor.



Total area: approx. 94.3 sq. metres (1014.6 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Primrose Cottage, Bodenham, Hereford

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.