



Cedar Folly, Grafton Lane, Hereford, HR2 8BL
Price £399,950

Cedar Folly Grafton Lane Hereford

A wonderful opportunity to acquire this individual detached home in the desirable Grafton Lane area on the outskirts of Hereford City with far reaching open rural views.

This four bedroom property also has three reception rooms, a kitchen/dining room and an attached annexe and two garages which altogether measures a total of 2730 sqft.

The property is in need of updating and modernising throughout giving the purchaser a blank canvas with which they can make the home their own.

Set in a peaceful neighbourhood, this home offers a great chance to enjoy the tranquillity of rural living while remaining within reach of the vibrant city of Hereford. Whether you are looking to settle down or invest in a property with great potential, this house on Grafton Lane is certainly worth considering. Don't miss the chance to make this lovely home your own.

TO BOOK YOUR VIEWING PLEASE CALL 01432-266007

- Individually designed detached property
- In need of updating & modernising
- Attached annexe with separate access
- Desirable location with open views
- Solar panels with favorable feed-in tariff
- Three receptions + Kitchen/dining room
- Four double 1st floor bedrooms
- Twin garages, parking & gardens
- No onward chain

Material Information
Price £399,950
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: E
EPC: F (38)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Introduction
The accommodation is centrally heated from an oil fired boiler, however a gas connection is available if preferred, as well as having 3kw solar panels that are also on a favourable feed-in rate. Comprising of; entrance porch/utility room, central hallway, downstairs WC, kitchen/dining room, living room, inner lobby/study area, sun room, rear lobby and passage/storage area, to the first floor are four double bedrooms and a family bathroom. The attached annexe consists of bedroom, kitchen, hallway and living room.

Property Description
The property is configured in such a way that the annexe is connected to the main house but can be shut off making it completely separate with its own entrance door.

Annexe - Heated with night storage heaters and accessed from the road via an entrance hall with door leading to the bedroom that has fitted wardrobes and cupboards and further door to the main house, from the hall it opens up into the kitchen which has space for a cooker, stainless steel sink unit and doors off. The bathroom has WC hand basin and panel bath with shower over and the living room has windows to the rear and side and a woodburner with slate base.

Main House - Entered via the entrance porch/utility room which has a tiled floor, plumbing for washing machine, sink unit and access to the passage and storage area which has a range of fitted cupboards and units. A door leads from the porch to the hallway with stairs leading up and storage cupboard under, downstairs WC, doors leading off to all rooms. The kitchen/dining room features an oil fired AGA, double sink unit, open shelving, space for table and chairs and double glazed windows to the rear and side, the living room has a feature brick fireplace, double glazed window to the side and door to the rear garden. From the hall a door leads into an inner lobby/study room which has sliding doors to the sun room that has double glazed windows to the side and rear and a sliding patio door and further door into the rear lobby from which you can access the garden or the annexe or the passage/storage area.

From the hall the stairs rise up to a half landing which accesses bedroom four and continues up to the main landing where all other rooms are accessed including; family bathroom with bath and shower over, sink and WC, bedroom one with double glazed windows to the side and rear and a range of fitted wardrobes, bedroom two with double glazed windows to the rear and side, fitted wardrobes and a sink, bedroom three has a double glazed window to the side, fitted wardrobes and a sink.

Garden & Parking
The property is approached from the road via a concrete driveway which leads to the two garages both with metal up and over doors, storage, power and light. Double metal gates give access into the garden where there is an area with outside tap and the main property entrance. A pathway leads down the side of the property to the rear where there is a lawn area and views over open countryside, the path continues to the far side of the house where there is a large patio area, all is enclosed by hedges and block wall. The annexe is entered from the a main entrance door to the front.

Location
This property is ideal for those seeking a serene retreat while still being conveniently close to local amenities, Grafton Lane is a sought after area on the Southern side of Hereford with open rural views to the South and a great selection of footpaths, one of which gives you access directly in to Hereford City Centre via the Great Western Way to all the amenities on offer. There is easy access on to the A49 which takes you to Ross-On-Wye and the M50 motorway and also to the B4339 direct to Rotherwas Industrial Estate.

Services
Mains electric and water, Oil Fired central heating, gas runs to the front boundary of the property and there are also Solar panels
Herefordshire Council Tax Band - E
The Annex at Cedar Folly - Band A
Tenure - Freehold

Broadband
The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	18 Mbps	1 Mbps	Good
Superfast	--Not available	--Not available	Unlikely
Ultrafast	--Not available	--Not available	Unlikely

Networks in your area - Openreach

Indoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.

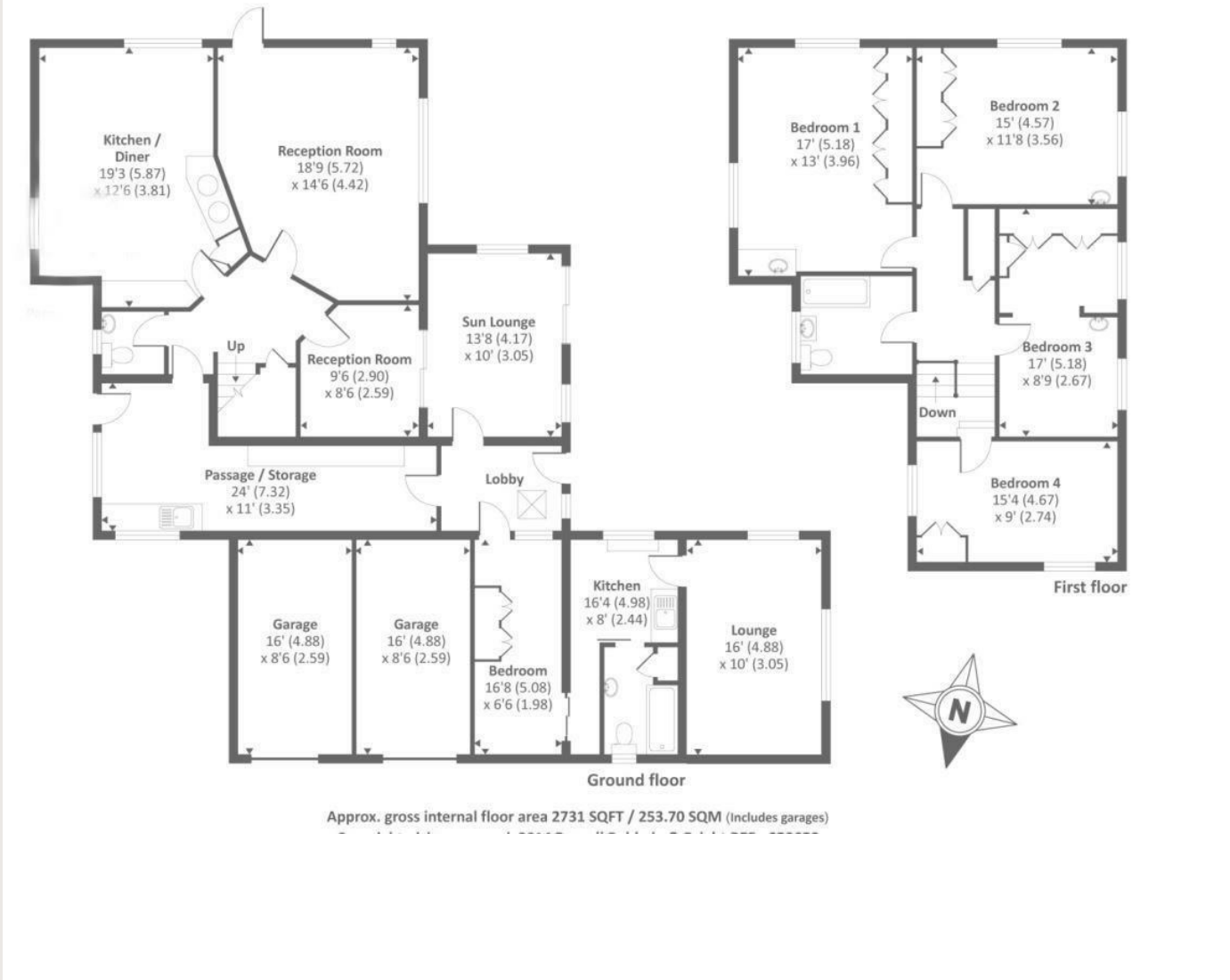
Provider	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Limited	Limited
Vodafone	Likely	Likely

Outdoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

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In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
Leave Hereford City on the A49 Ross Road, as you reach the top of the hill turn right into Grafton Lane. Follow the lane for approx 1/2 mile where the property can be found on the left hand side as shown by the For Sale board. What 3 words
///offers.whips.rail

