



Chestnut Cottage, Burley Gate, Hereford, HR1 3QR  
Price £410,000

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# Chestnut Cottage Burley Gate Hereford

A characterful three/four bedroom detached cottage with extended living space that has a 26ft living room with vaulted ceiling, situated in a highly 30MPH desirable village location. Good sized and enclosed rear garden with rural countryside views to the rear.

The property also benefits from a garage and ample driveway parking, exposed wooden beams, latch doors and a dual aspect fireplace with wood burning stove.

CALL 01432 266007 TO BOOK YOUR VIEWING.

- Detached Cottage in a Village Location
- 3/4 Bedrooms
- 3 Reception Rooms
- Downstairs Shower Room & Upstairs Bathroom
- Enclosed Rear Garden
- Garage & Driveway Parking
- Countryside Views
- No onward Chain

## Material Information

**Price** £410,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

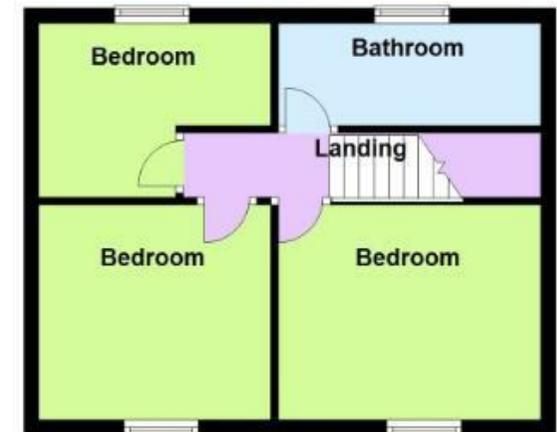
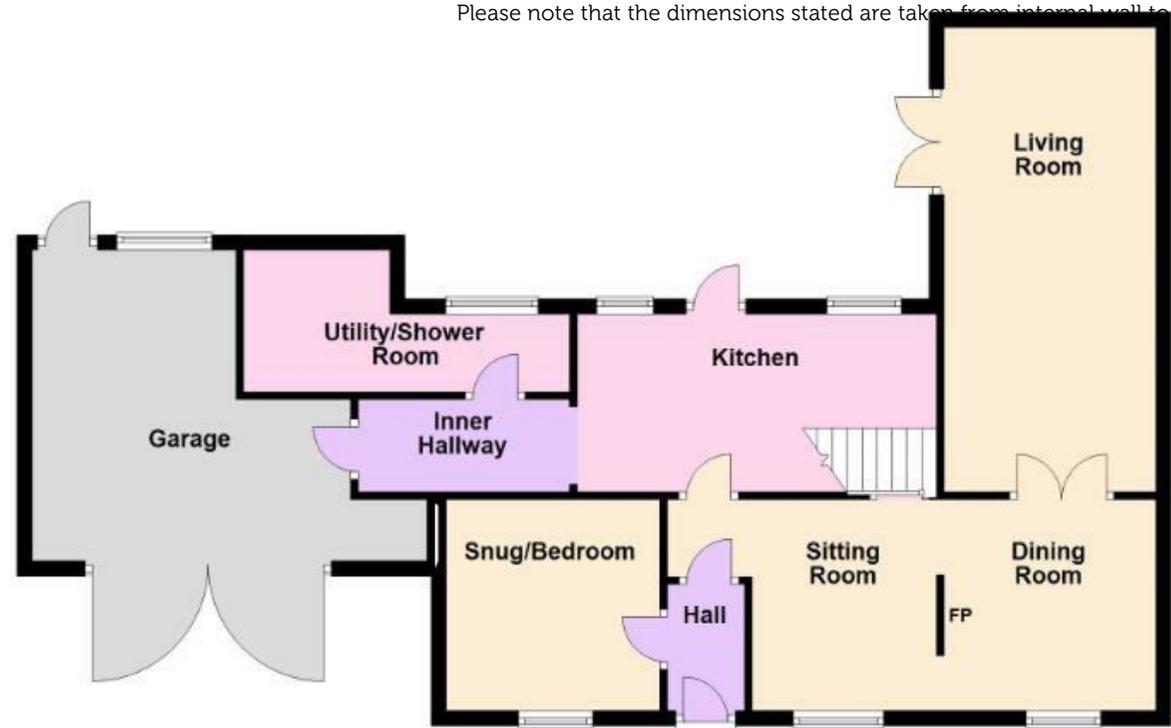
**Council Tax:** D

**EPC:** G (15)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 G	

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.*

## Introduction

Welcome to Chestnut Cottage, which offers a wealth of period features and flexibility on how you can use the rooms. The accommodation comprises, entrance hall, snug/bedroom 4, sitting room, dining room, living room, kitchen, utility/shower room, three bedrooms and a bathroom upstairs. No onward chain.

## Property Description

Entrance hall - 5'7 X 3'5 Inner hall - 7'6 X 2'10  
Snug/bedroom 4 - 11'9 X 11' Utility/Shower Room - 11'4 X 8'2  
Sitting Room - 11'7 X 11'4 Bedroom - 12'4 X 11'7  
Dining Room - 11'7 X 8'8 Bedroom - 11'7 X 10'9  
Living Room - 26'4 X 11'5 Bedroom - 11'3 X 8'6  
Kitchen - 15'10 X 7'8 Bathroom - 11'2 X 5'5

## Garden & Parking

The enclosed rear garden has a gravelled seating area, perfect for alfresco dining and entertaining and a large lawn with well established flower and shrub borders, gated side access and outside tap.

The attached garage had wooden double doors to front, window and stable style door to rear, power and light. Driveway parking to the front for at least three cars side by side.

## Location

The property is approximately 8 miles from Hereford, 6 miles from Bromyard and 11 miles from Ledbury where you can access the M50 . Burley Gate is a village with a 30 mile an hour speed limit which is usually adhered to by drivers as the Police speed van is very often in the village, it also has a post office/shop, primary school and a secondary school can be found in Bromyard. The Three horseshoes public house can be found in Little Cowarne about 3 miles away and there are an abundance of lovely local walks close by.

## Services

Oil fired central heating, cooker and hob on bottled gas, mains electric and water, private drainage to a septic tank.

Herefordshire Council Tax Band - D

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 23 Mbps 1 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 1800 Mbps 220 Mbps Good  
Networks in your area - Openreach  
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

## 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 Likely Limited  
Vodafone Limited Limited

## 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

## The Money Laundering Regulations

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.

## DIRECTIONS

Proceed out of Hereford on the A4103 heading towards Worcester. Take the left hand turn after approximately 1 mile to the A465 for Bromyard. Proceed for approximately 5 miles towards the village of Burley Gate. At the roundabout, take the second exit and the property can be found on the left hand side identified by our For Sale board.



