



Whynncroft House, Sutton Lakes, Hereford, HR1 3BU  
Price £395,000



# Whynncroft House Sutton Lakes Hereford

Located in a rural position a short distance North of Hereford City, this three bedroom detached double fronted home has gardens, outbuildings and a paddock within its plot of just under 1 acre.

The outbuildings include garages, sheds, greenhouse, block built workshop/office and 36' stables together with vegetable gardens, formal lawn garden, level paddock and gravel parking area.

Sutton Lakes is equidistant from the well serviced villages of Marden and Sutton St Nicholas.

VIEWING RECOMMENDED TO APPRECIATE ALL ON OFFER - CALL 01432-266007

- Three bedroom detached home
- 0.875 acre plot with paddock
- Outbuildings, garages & stables
- Rural location North of Hereford
- Living room, dining room & kitchen
- Gated driveway parking area
- Gardens with vegetable plots
- Double glazed & central heating
- Far reaching countryside views
- No onward chain

### Material Information

**Price** £395,000

**Tenure:** Freehold

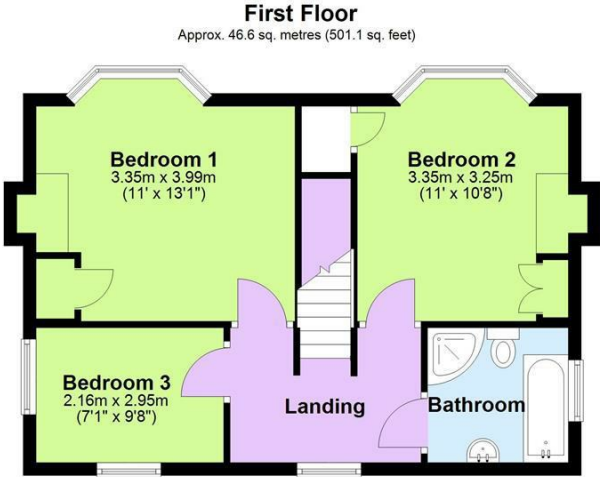
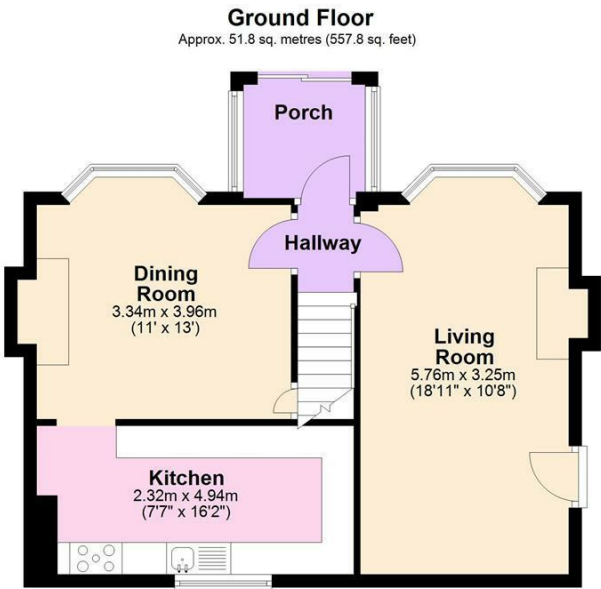
**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** E (44)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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

The property is dated internally and could benefit from some modernisation and updating, however offers spacious accommodation benefitting from double glazing and oil fired central heating and including; entrance porch, hallway, 19' living rom, dining room, fitted kitchen, family bathroom, two double and one single bedrooms.

### Property Description

Entered through an front porch with sliding entrance door, single glazed windows to each side, wooden parquet floor and door into the hallway with stairs rising up and doors leading off. The living room features a bay window to the front, glazed door to the side and brick fireplace with slate tiled hearth and inset wood burning stove. The dining room also has a bay window to the front, under stairs storage cupboard, brick built fireplace with slate tiled hearth and archway through to the kitchen that benefits from a tiled floor, window to the rear aspect, range of wall, base and drawer units under worktop with tiled splashbacks, inset 1 1/2 bowl stainless steel sink, space for a fridge, space and plumbing for washing machine, floor mounted Worcester boiler and Rangemaster cooker with LPG hob and extractor hood over.

The first floor landing is accessed via carpeted stairs and has a window to the rear with doors leading off to all bedrooms and the family bathroom that has exposed wooden floorboards, suite comprising of panel bath with tiled splashbacks, pedestal wash hand basin, WC, corner shower cubicle, chrome towel rail and window to the side. Bedroom one has a bay window to the front and cupboard containing a hot water tank, bedroom two also has a bay to the front, over stairs storage cupboard with hanging space and shelving and further fitted cupboard with shelving, bedroom three has dual aspect with windows to the rear and side.

### Gardens & Outside

The property is approached from the road via double metal gates opening out onto a large gravel parking area which leads to the TWO GARAGES with power, light and metal up and over doors, brick built storage shed, lean-to greenhouse with further storage shed and WC behind. There are two large vegetable plots and a formal garden area laid to lawn and enclosed by borders housing a large variety of plants, shrubs, bushes and mature trees. A further block built building could be suitable as a WORKSHOP/OFFICE or business has double glazed patio doors and windows to two sides. A fence with gate leads into the separate paddock which has level ground enclosed by fencing and features a stable block which may be in need od some updating. There are far reaching open rural views from the gardens.

### Location

The area of Sutton Lakes is equidistant to the villages of Marden and Sutton St Nicholas (approx 1 mile) which offer local amenities such as shop, pub and schools with the more comprehensive amenities of Hereford City are approx 3.5 miles to teh South.

### Services

Mains water and electric are connected to the property. Drainage is to a private septic tank

### Broadband Coverage

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 25 Mbps 1 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 1800 Mbps 220 Mbps Good  
Networks in your area - Openreach

### Anti 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.

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

### Directions

Leave Hereford centre on the A465 Aylestone Hill and go straight over the roundabout at the bottom signposted Sutton St Nicholas. Go straight through the village and after approx 1 mile turn right into a lane with a post box on the corner and Whynncroft is the first house on the right.

