Church Cottage Mansel Lacy, Hereford, HR4 7HG

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached Cottage
- Grade II Listed
- Two bedrooms
- Detached double garage
- Sought-after village location
- No onward chain

Asking Price £325,000

Situated in the charming village of Mansel Lacy, Hereford, this Grade II listed black-and-white cottage offers a unique opportunity to combine traditional character with modernisation. The striking timber-framed exterior, with bold black beams set against crisp white infill panels, immediately conveys the property's historic charm and welcoming appeal. Inside, the cottage comprises two spacious reception rooms, perfect for both relaxing and entertaining. There are two well-proportioned bedrooms and a conveniently located bathroom, offering a practical layout for everyday living. While the property retains much of its original character, it would benefit from updating and modernisation, allowing the new owner to create a home perfectly suited to contemporary tastes. Externally, the property boasts a large wrap-around garden, providing a versatile outdoor space for gardening, recreation, or simply enjoying the tranquil surroundings. A double garage and additional outbuilding offer excellent storage or potential for further development, complementing the cottage's flexible living space.

Location
Located within the rolling Herefordshire countryside, Mansel Lacy offers a peaceful rural lifestyle while remaining within easy reach of the market town of Hereford. The area is renowned for its orchards, farmland, and scenic river valleys, providing a wealth of walking, cycling, and outdoor recreational opportunities. Local amenities, historic landmarks, and a strong sense of community combine to make this village setting both idyllic and welcoming, perfectly complementing the cottage's timeless charm.

Accomodation
In brief comprises:

Kitchen
The kitchen is fitted with matching wall and base units, complemented by a double oven and space for additional appliances. Dual-aspect windows and double doors opening onto the garden flood the space with natural light, creating a bright and inviting area for cooking and entertaining.

Dining room
The dining room features a fitted log burner, creating a cosy focal point, and benefits from a dual-aspect layout that fills the room with natural light. An external door provides direct access to the garden, seamlessly connecting indoor and outdoor living.

Living room
Flowing seamlessly from the dining room, the living room boasts a feature fireplace and dual-aspect windows that flood the space with natural light. Stairs rise to the first floor, enhancing the room's sense of openness and character.

Utility
The utility room is fitted with an oil-fired boiler, a useful sink, and space for additional appliances, providing practical and convenient support to the main living areas.

WC
The ground floor also includes a convenient WC, complete with a sink, providing practical facilities for residents and guests.

First floor

Bedroom one
The main double bedroom features dual-aspect windows and a Velux roof window, flooding the room with natural light. Fitted storage is thoughtfully integrated into the eaves, maximising space and practicality.

Dressing area
Leading into the main bedroom is a dedicated dressing area, offering ample space for fitted wardrobes and a dressing table, providing both practicality and a touch of luxury.

Bedroom two
The second, smaller double bedroom benefits from a side-facing window, providing natural light and a comfortable, versatile space.

Bathroom
The bathroom is fitted with a WC, sink, and a bath, providing a practical and functional family space.

Outside
The surrounding gardens form a peaceful retreat, gently rising from the cottage itself. Mature hedges offer seclusion from the main road, while the extensive gardens seem to stretch on indefinitely, eventually

merging with charming apple orchards and neighbouring farmland. A driveway to the front provides easy access into the double garage, while the delightful outlook floods the area with light and space, offering wonderful potential for further enjoyment or enhancement.

Services
Mains electric and water are supplied to the property (Subject to verification)
Oil fired central heating (Subject to verification)
Private drainage (Subject to verification)

Tenure
Freehold

Council Tax
Herefordshire Council Tax Band - D

Anti-money laundering
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.

Directions:
Leave Hereford initially along the Whitecross Road and then onto the A438 Kings Acre Road, turn right following the signs for Stretton Sugwas and Credenhill (A480). At the first roundabout, take the second exit (remaining on the A480), continue through the village of Credenhill for just over 3 miles. Then take a right into the village of Mansel Lacy, continue for 0.5 miles. The property can be found opposite St Michaels Church.

Sunderlands

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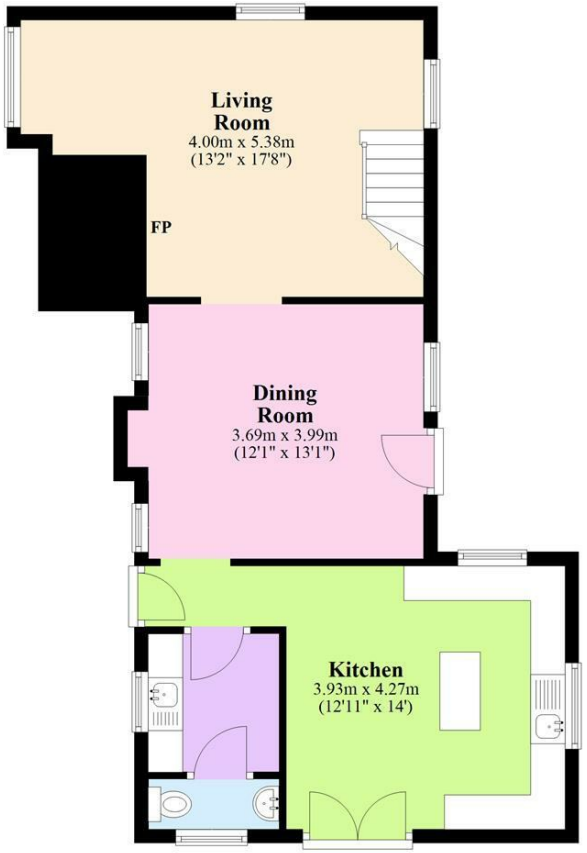
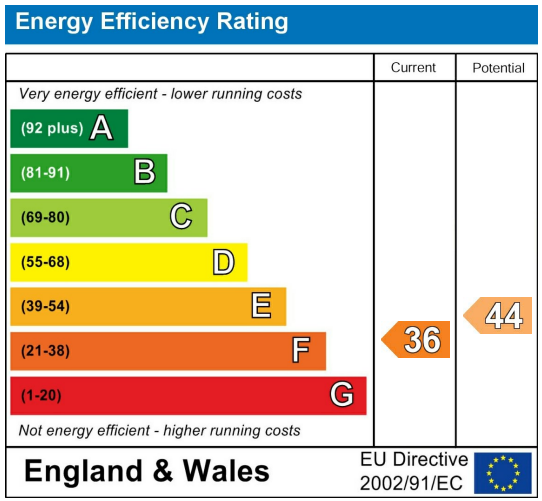
Ground Floor



First Floor

Total area: approx. 108.8 sq. metres (1171.3 sq. feet)



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.