



Content Cottage Burghill, Hereford, HR4 7RH



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Summary of Features

- Detached cottage
- Three bedrooms
- Semi rural location
- Countryside views
- Spacious gardens and garage
- No onward chain

Price Guide £395,000

Located in the charming semi-rural area of Burghill, Hereford, this delightful detached house presents an excellent opportunity for those seeking a peaceful retreat with ample space. The property boasts three well-proportioned bedrooms, making it ideal for families or those wishing to accommodate guests. The single reception room offers a warm and inviting space. One of the standout features of this home is the generous garden, perfect for outdoor activities, gardening enthusiasts, or simply enjoying the tranquillity of the surroundings. Additionally, the property includes a garage and ample parking space, ensuring convenience for residents and visitors alike. While the house may require some updating, it offers a blank canvas for potential buyers to personalise and enhance according to their tastes. The absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

Location

Content Cottage occupies a semi-rural, village-edge position on the outskirts of Hereford, enjoying open countryside views and a strong sense of community within Burghill. The setting offers rural tranquillity while remaining conveniently close to the city's services, transport links and well-regarded local schools. A cycle path and bus stop are both located a short distance from the property, providing convenient options for commuting and everyday travel.

Accommodation

Entrance hall & WC

Main hallway providing access to most of the primary rooms within the property, access to the rear garden and WC. WC fitted with low level toilet and wash hand basin.

Living room

Featuring a bay window to the rear, creating a bright and airy space with ample room for both relaxing and entertaining. Central stone fireplace surround and space for large furniture.

Kitchen/dining room

Fitted with matching wall and base units, sink drainer unit, space for white goods and both rear and rear aspect windows. Ample space for dining table and chairs.

First floor

Bedroom one

A double bedroom with front and rear aspect windows. space for freestanding bedroom furniture.

Bedroom two

A double bedroom with rear aspect outlook, space for bedroom furniture.

Bedroom three

Another double bedroom with front aspect window and views across the neighbouring countryside.

Bathroom

Fitted with a three piece suite, bath with shower over, low level toilet and wash hand basin.

Outside

A low-maintenance garden, mainly laid to lawn and enclosed by fencing and hedging. Ample parking to the front, with a patio to the rear, a single garage with double doors and an electric vehicle charging point.

Services

We understand mains electric, water and gas are connected to the property.
Private drainage.

The property receives free electric during sunny periods from the solar panels sited on the nearby agricultural building. This will continue albeit quarterly access will be required to read the meter in the garage.

Council tax band

Herefordshire council tax band - E

Tenure

Freehold

Agents notes

Please note that we are acting jointly with Stooke Hill and Walshe in the marketing and sale of this property. All enquiries may be directed to either agent, with Alister serving as the primary point of contact at Stooke Hill and Walshe.

Directions

Head out of Hereford towards the A438/Whitecross Road. At the main Whitecross roundabout, take the 3rd exit onto the A4110 (signposted towards Knighton/continuing out of town). Continue on the A4110 past the area of the "Three Elms" pub / junction. At the traffic lights turn left, then right heading towards Burghill. Continue along this road for approximately 1 mile, the property can then be found on your right hand side.

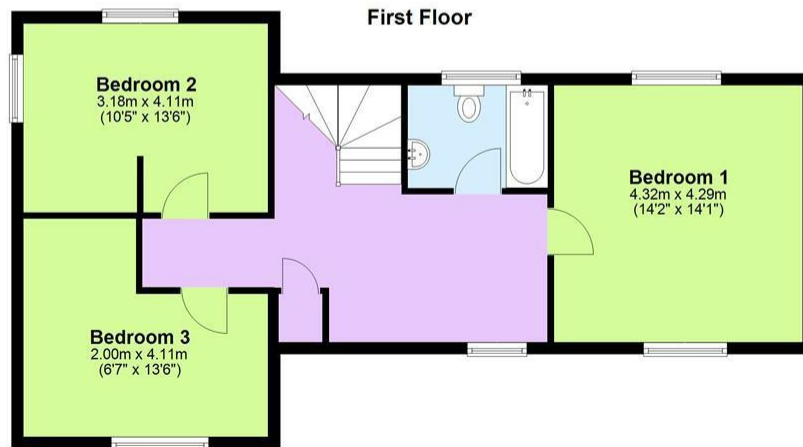
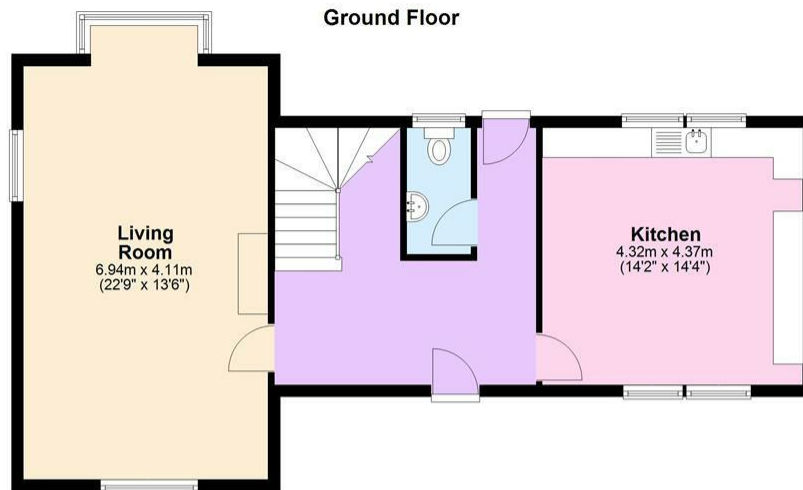
Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance 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.









Total area: approx. 135.5 sq. metres (1458.6 sq. feet)
Content Cottage

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		100
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.