



Commerce House, Vowchurch, Hereford, HR2 0RB

Asking Price £550,000

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property

- **Character Detached Property in Rural Herefordshire**
- **Partly Renovated Outbuilding circa 1350 sq ft.**
- **Three Reception Rooms/Three Bedrooms**
- **Off Road Parking and Storage Areas**
- **Lawned Rear Garden with Views**
- **No Onward Chain**

Situation

Commerce House is situated away from main roads on a private track servicing one other property. The village church is adjacent to the property and larger villages such as Kingstone, Madley and Peterchurch are a short drive away with a wider range of amenities. Also in the Village of Peterchurch is the well renowned Secondary School of Fairfield and a Doctors Surgery

Description

This is a unique opportunity to purchase an extensive character property with partly renovated accommodation in a beautiful rural location. Please view our online video to truly understand the full extent of what is on offer.

The original cottage is believed to date back to circa 1840's and once served as a shop to the local community. The current owners took on the property in 2015 and have created a charming home espousing original features and enhancing the character. Some further modernisation may be required to suit the new owners needs.

The property is accessed off a small track and off road parking can be found to the east of the property with a car port and covered area for storage. A Victorian iron fence and gate lead down to the front path, which leads to the side of the property and reaches rear garden. Entering the property into the first reception room you are greeted by a impressive fireplace and exposed brick wall, featuring a woodburner. There is ample space for large furniture and two large windows to the front allowing light to flood the room. Further on into the property is a further reception room, with another impressive feature fireplace and built in storage, a door links through to the adjacent room. The final reception space would serve as a great dining room or snug, benefitting from a central fireplace and secondary front door.

The kitchen is fitted with a wealth of wall and

base units, there is space for a cooker, fridge and washing machine. The current owners have a breakfast table in the centre of the room. There is also a handy pantry cupboard and door to the garden. The kitchen creates a link to the partly renovated former outbuildings.

A wooden staircase rises to the first floor landing where three bedrooms are located and family bathroom. Bedroom 2 and 3 have an interlinking door. There is a secondary landing space which could serve as a dressing area. The family bathroom is fitted with a three piece suite with shower over the bath and views over the garden.

The renovation to the outbuildings have been started by the current owners and to a first fix stage with electrics and plumbing. The design was for holiday let accommodation on the ground floor with separate access from the lane and an art studio with extensive velux windows and light to the first floor.

The rear garden is mainly laid to lawn and elevated to enjoy views over the neighbouring countryside, hedges enclose the garden.

Services & Expenditure

Services Connected: Oil central heating, mains electric and water, private drainage.
Council Tax Band: D
Broadband availability: Ultrafast 1000Mbps

Agent Note

The current EPC has not been updated to reflect the recent works carried out to the property.

Directions

What3words:///depended.helped.reserved

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

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vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.







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Approximate Area = 1608 sq ft / 149.3 sq m

Outbuilding = 1352 sq ft / 125.6 sq m

Total = 2960 sq ft / 274.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2023. Produced for Jackson Property. REF: 1042828

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(14-38) F			(14-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales			England & Wales
EU Directive 2002/91/EC			EU Directive 2002/91/EC

Energy Efficiency Rating: 57

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