



Oak Cottage , Hereford, Herefordshire, HR2 0RF

£400,000

jackson
property

- **Detached Stone Cottage**
- **2 Double Bedrooms, 2 Reception Rooms**
- **Large Garden with Countryside Views**
- **Ample Off Road Parking**

- **Character Features Throughout**
- **Viewing Highly Recommended**

Situation

The Cathedral City of Hereford with its large shopping centre is 14 miles away and the 'Town of Books' Hay on Wye with individual boutiques, pubs and restaurants is 13 miles distance. The local village of Peterchurch has a general store and Post Office, a restaurant and 2 pubs and our nearest public house in Michaelchurch Escley has a reputation for good food.

Description

Oak Cottage enjoys a rural position overlooking open countryside and benefits from oil heating and double glazing. The entrance porch / utility area has plumbing for appliances, base units with working surface over and cloakroom. The inner hallway has the stairs to the first floor, exposed wooden beams and stone feature wall. The snug has a wood burner and feature stone wall. The kitchen is fitted with a range of modern wall and base units with working surface over, fitted electric cooker and hob, sink unit, fitted pantry with oil boiler and shelving, sliding doors to garden and ample space for a table and chairs. The living room is a good size and has space for a dining table and chairs and has a feature stone wall, exposed wooden beams and double doors to the patio area.

The first floor landing is a good size and would make an ideal space for

a study or dressing area. The property benefits from two double bedrooms both with fitted storage. The modern shower room has a walk in shower cubicle, WC and wash hand basin with tiled splash back and tiled floor.

To the side of the property is a gravelled driveway providing ample off road parking. The property sits in grounds of 1/3 acre and enjoys far reaching countryside views. There are two good size patio areas and a large lawn area with mature shrubs and trees. There is a cabin in the garden which has heat, light and is fully insulated which would make an ideal home office.

Services & Expenditure

Services Connected: Mains electricity and water. Oil Heating. Private septic tank drainage. Council Tax Band: Herefordshire Council
Broadband availability: Standard

Viewings

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

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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>

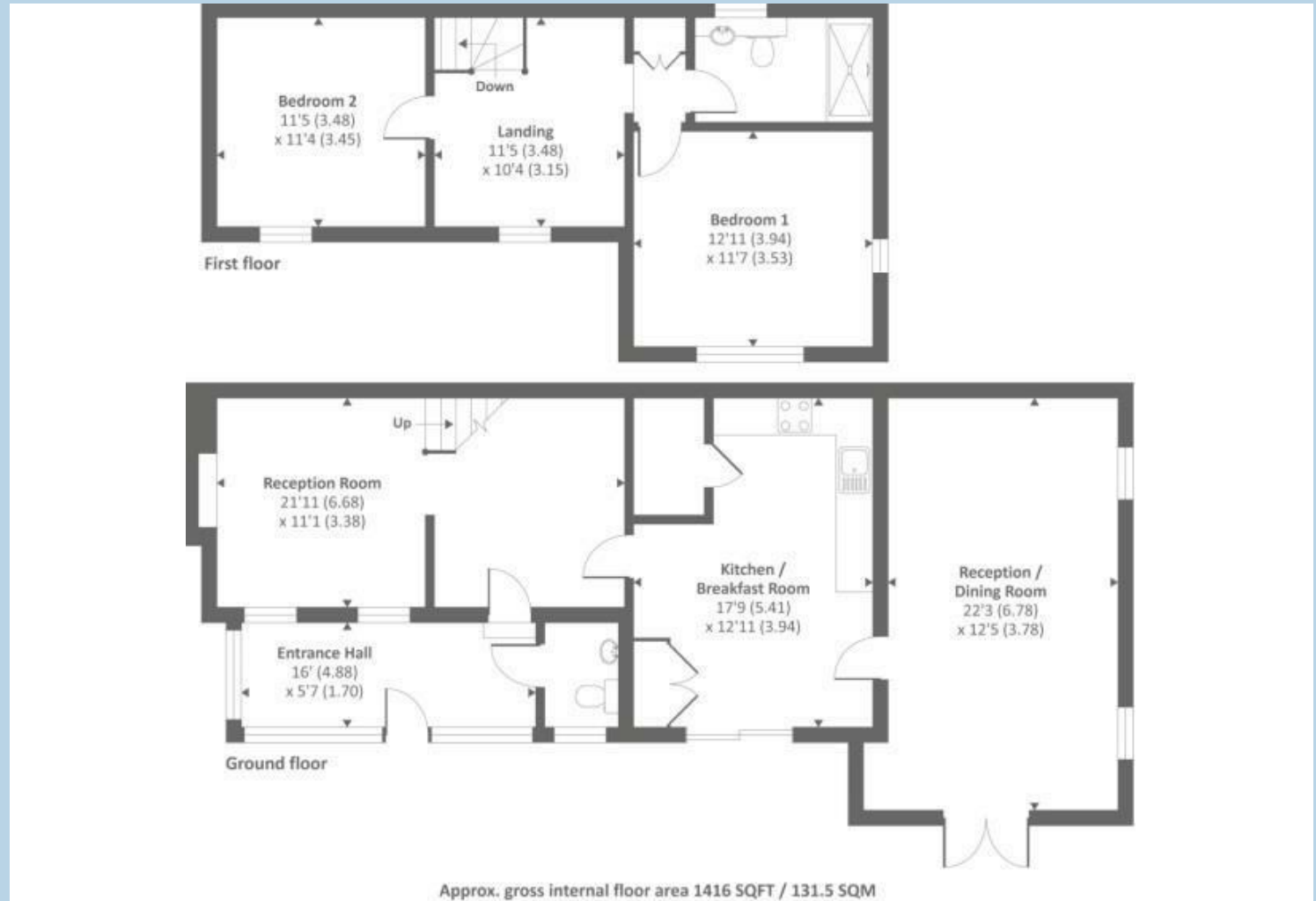
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Referral Fees

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.







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
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Energy Efficiency Rating: 73 (Current), 38 (Potential)

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