



ST. WEONARDS

Guide price **£375,000**



IVYDENE

Hereford, Herefordshire HR2 8PY



Two bedroom detached cottage
Set on a generous plot approaching 0.25 Acre
Highly sought after tranquil location

A picturesque two bedroom detached cottage which offers a wealth of charm and character throughout, being on a plot approaching quarter of an acre. This property is in need of updating and modernisation throughout but proves a wonderful opportunity to acquire a country cottage that you can make your own.

The nearby city of Hereford is a historic cathedral city located in Herefordshire, England. It is situated on the banks of the River Wye and has a population of around 58,000 people. Hereford has a rich history dating back to Saxon times and was an important centre during the medieval period. Hereford is also known for its picturesque black and white timber-framed buildings, which are a prominent feature of the city centre. The city centre is compact and easily walkable, with a mix of independent shops, cafes, and restaurants, also having a variety of commercial and franchise facilities.



Guide price
£375,000



KEY FEATURES

- Two bedroom detached cottage
- Off-road parking & various outbuildings
- No onward chain
- Set on a generous plot Approaching 0.25 Acre
- Highly sought after location
- Boasting character throughout



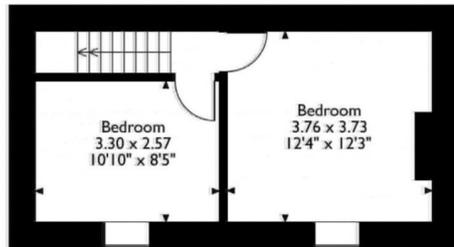
STEP INSIDE



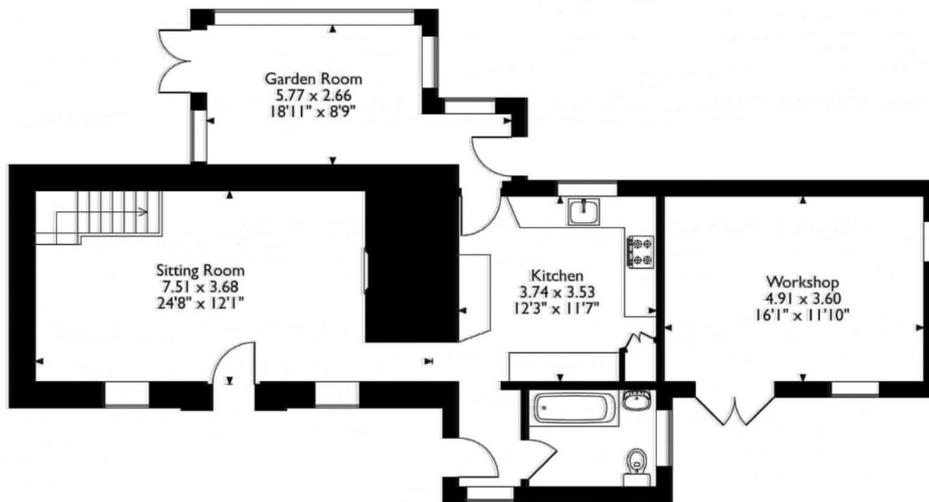
A door to the front leads into the kitchen/breakfast room, where you will find a range of fitted units adorned with worktops. There is a window to the rear aspect and door leading to the lean to garden room.

The spacious living room boasts character features with exposed stone walling, exposed ceiling beams and a feature fireplace with wood-burner inset. There is space for dining table/chairs and two windows to the front aspect.

Approximate Gross Internal Area
 Main House = 92 Sq M/991 Sq Ft
 Outbuilding = 17 Sq M/183 Sq Ft
 Total = 109 Sq M/1174 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Further to the ground floor, you will find the bathroom, which has a bath tub, W.C, and wash hand basin.

From the living room, stairs lead to the first floor landing where you have access into both bedrooms.

Bedroom one is to the front aspect having space for storage and a fireplace, the second bedroom is also positioned to the front aspect.

STEP OUTSIDE



The property is set in a plot approaching quarter of an acre. As you enter the property, you'll be greeted by a picturesque scene, with a driveway, offering ample parking. There is various outbuildings to the property, including a garage/workshop.

The gardens are mostly laid to lawn, comprising a variety of shrubs, trees, flowers and bushes with a The gardens are enclosed, and face in all aspects.

AGENTS NOTE:

Viewers please be aware that this property is currently going through a probate application.

INFORMATION

Postcode: HR2 8PY
Tenure: Freehold
Tax Band: D
Heating: Oil
Drainage: Private
EPC: F





DIRECTIONS

From Ross-on-Wye head down the A49 towards Hereford for about 2.5 miles where you will then turn left onto the B4521 follow the road for about 2.6 miles where you will then bear right and continue for another 1.2 miles where you will then turn right and then immediately left, continue on this lane where Ivydene can be found on the right hand side via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		72
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G	26	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.