



Leys Cottage , Norton Canon, Hereford, Herefordshire, HR4 7BP

Price Guide £700,000

jackson
property

- **Beautifully Presented Extended Cottage**
- **Garden and Paddock Circa 0.7 Acre with Countryside Views**
- **3 Bedrooms plus Study Area**
- **Living Room and Sun Room**
- **3 Bathrooms plus Downstairs Cloakroom**
- **Viewing Highly Recommended**

Situation

Leys Cottage is located in the village of Norton Canon, which lies approximately 12 miles northwest of the city of Hereford. The particularly well served village of Weobley is approximately 3 miles away, offering a wide range of amenities. The property has easy access (14 miles) to the charming market town of Hay-on-Wye which hosts its popular annual festival.

Description

The property has been beautifully updated by the current owners and retains many character features throughout. The main living room has travertine stone flooring, stairs to the first floor, wood burner set in stone fireplace, exposed wooden beams and windows to the front and rear. A doorway leads through into the sun room which was added to the property in 2009 and is a great second reception room with travertine stone flooring, double glazed windows, double doors to the patio area with views overlooking the garden and the Wye Valley and Black Mountains. The kitchen is fitted with a modern range of wall and base units with working surface over, sink unit, tiled splash back, space and plumbing for appliances, space for a range cooker, travertine stone flooring and double glazed windows to front and rear. The kitchen leads through into the dining room which has exposed wooden beams, travertine stone flooring and double glazed windows to three aspects. The property benefits from having a downstairs bath and shower room which is fitted with a modern white suite with tiled splash back, bath, shower cubicle and wash hand basin. There is also a further separate downstairs WC. A fantastic utility room was added in 2021 and offers further wall and base units with working surface over and further space for appliances.

To the first floor, the main bedroom has wooden flooring, dual aspect double glazed windows, a range of fitted wardrobe and drawers and an ensuite shower room with a modern suite comprising; WC, wash hand

basin, shower cubicle, tiled splash back and velux window. There is study/home office area on the landing with a double glazed window overlooking the views which makes it a great study area. Bedroom two is a good size double room and has a dressing room area with ample space for wardrobes and an ensuite shower room with a modern suite comprising; WC, wash hand basin, shower cubicle and tiled splash back. Bedroom three is also a double bedroom with a double glazed window overlooking the garden.

A real feature of this property is the fantastic grounds the property sits within, currently split into 3 main areas; garden, orchard and paddock. The property has ample off road parking and a detached garage with further storage sheds. The main family garden has a good size patio area, flower and shrub borders and a good size lawn area. A pathway leads through to the orchard which has an array of fruit trees, further raised beds and greenhouse. To the left of the main garden is a paddock which is fenced off and has a separate entrance gate from the front of the property. The total plot size is approximately 0.7 of an acre.

Directions

What3Words: obey.novelists.bulbs

Services & Expenditure

Services Connected: Mains electricity and water. Oil Heating. Private drainage
Council Tax Band: E
Broadband availability: Ultrafast 1000 Mbps

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.

Viewings

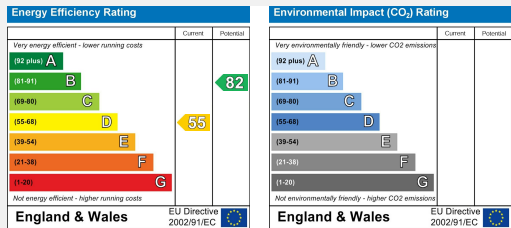
Strictly by appointment. Please contact the agents on 01432 344779.

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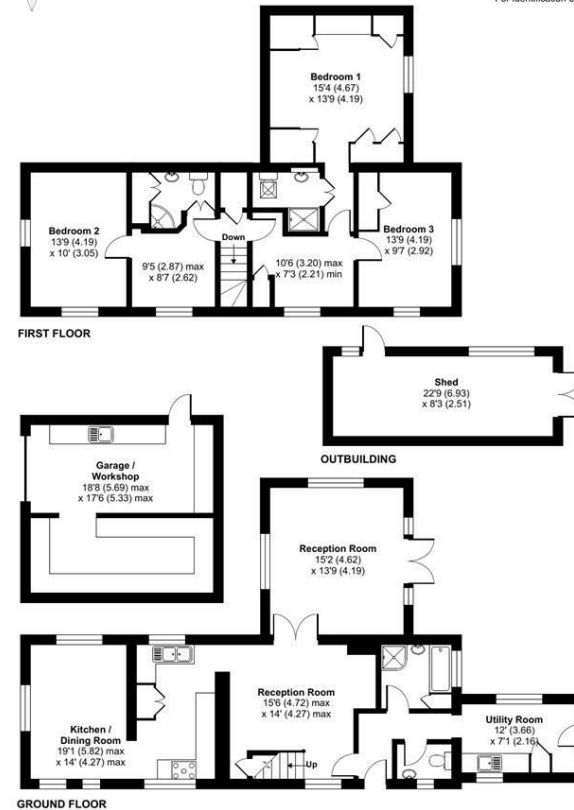






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Approximate Area = 1767 sq ft / 164.1 sq m (includes garage)
 Limited Use Area(s) = 332 sq ft / 30.8 sq m
 Outbuilding = 190 sq ft / 17.6 sq m
 Total = 2289 sq ft / 212.6 sq m
 For identification only - Not to scale



Certified Property Measure
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Jackson Property. REF: 934936

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