Trivett Hicks

Whitehouse, Whitestone, Hereford, HR1 3SB

Asking Price £379,950

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Trivett Hicks is pleased to offer this attractive three bedroom detached cottage style property, which is located within the popular area of Whitestone to the northeast side of Hereford. The property is conveniently situated with access to both Hereford city and Worcester with its motorway links. Local amenities include; shop, post office, village hall, school, church and a bus service.

The internal accommodation comprises in more detail, entrance hall, living room, re-fitted kitchen, sitting room all to the ground floor. To the first floor three bedrooms and a family bathroom having three piece suite to include shower over the bath.

Outside to the front of this property it is approached by driveway providing off road parking for several cars which leads to garage. To the rear the garden is of good size which is mainly laid to lawn with patio area enclosed by mature hedgerow.

FULL DETAILS

ENTRANCE HALL
Double panelled radiator, telephone point.

LIVING ROOM
Double glazed window to the front aspect, feature stone fireplace, double panelled radiator, power points and double glazed door to the rear garden.

FITTED KITCHEN
Double glazed window to the front and rear aspect, power points, single panelled radiator and wall mounted Ideal gas boiler.

SITTING ROOM
Double glazed window to side aspect, double panelled radiator, power points and wood burning stove.

FROM ENTRANCE HALL STAIRS LEAD TO FIRST FLOOR

LANDING
Double glazed window to the front and rear aspect, fitted airing cupboard housing hot water tank, single panelled radiator, power point and wall mounted thermostat.

BEDROOM ONE
Double glazed window to the rear aspect, power points, single panelled radiator and fitted wardrobe.

BEDROOM TWO
Double glazed rear aspect, also single glazed aspect, single panelled radiator and one power point.

BEDROOM THREE
Double glazed side aspect, one power point and single panelled radiator.

DIRECTIONS
Leave Hereford on the A4103 Worcester Road after passing the car garage on your right, continue past the left turn sign posted Withington. The road bears to the right and as it straightens up you need to take the second left turn and then the property will be found almost immediately on the left hand side.

COUNCIL TAX
Band E 2026 - 2027 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

OWNERS COMMENTS

Nestled in a picturesque semi rural setting attractive three-bedroom character cottage offering an enchanting blend of historic period charm and practical modern family living, set in one of Herefordshire's most desirable village locations. This lovely home is defined by two well-proportioned reception rooms featuring a spacious cosy lounge, rich in period features that overlooks the gardens and includes a striking wood burning stove that adds to the charm and provides an inviting focal point for everyday living and entertaining.

New underlay and carpets have been fitted to the ground floor with quality cushioned vinyl to the kitchen.
The heart of the house is the spacious a spacious kitchen with original exposed beams that extends in to a generous breakfast area, creating a bright and sociable space perfect for morning meals and family gatherings. The accommodation flows with ease from room to room, combining comfort and function throughout. The first floor offer a master bedroom overlooking the established gardens and countryside. There are also a further two bedrooms and a family bathroom.
Practical benefits include central heating and double glazing and the property has been well cared for to retain its inherent charm while meeting the needs of contemporary living.

Externally, the cottage sits within lovely generous private gardens, providing peaceful outdoor space for children to play, gardening, or summer entertaining. There is a detached garage with further off-road parking, a real asset in a village setting and rare for properties of this age and type.

The setting on the edge of the popular village of Withington offers an excellent rural lifestyle without compromising on convenience. Withington is a well-established Herefordshire village with a strong community feel, historic features and local amenities including a village school, village hall and pub, and is surrounded by rolling countryside. The parish had an estimated population of around 1,500–1,800 people, giving a true village atmosphere yet supporting everyday services and activities.

Hereford, with its wider range of shops, services and transport links, lies approximately five miles to the south-west, making this location ideal for those seeking a rural home with ready access to city conveniences.

This rare character home offers an ideal opportunity for those looking for a family home with its unique combination of period charm and modern convenience that makes it a truly special find.

TO VIEW

Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

AGENTS NOTE

We have been informed that the garden has flooded in the past. If a prospective purchaser is concerned that the property might be liable to internal flooding in the future based on the previous note, then they must make their own enquires.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

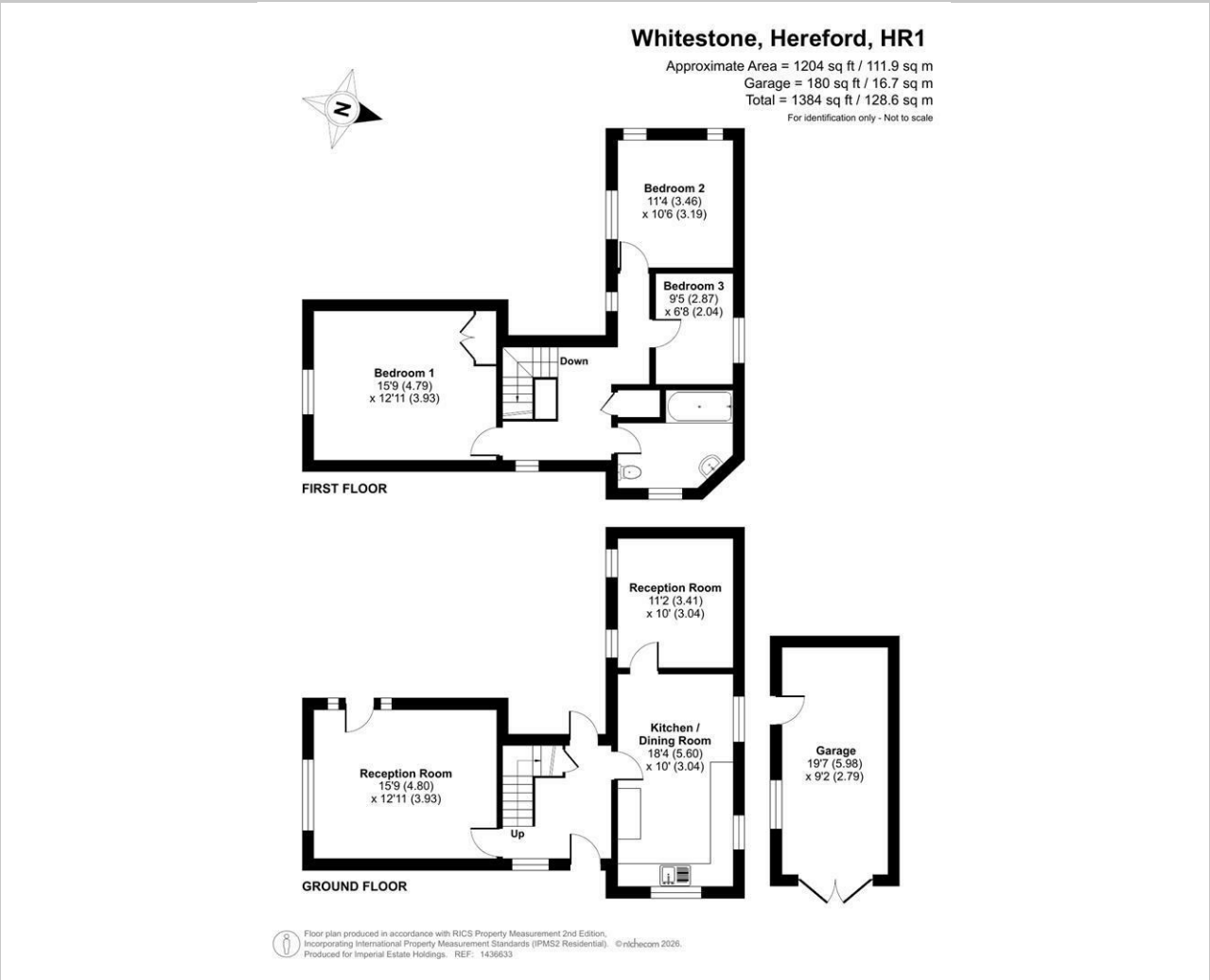
TENURE

Freehold

N.B.

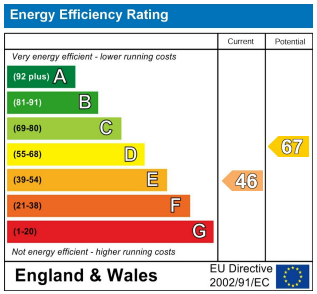
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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