



OAKLEIGH  
Shelwick Green HR1 3AW



An interesting, detached cottage in a tucked away rural location, yet only a few minutes' drive from the city centre, offering very comfortable living space with a fantastic range of outbuildings and approximately 1 acre of gardens and land.

## Guide Price £595,000



### Situation and Description

Shelwick Green lies on the northeastern side of the city and is made up of cluster of individual properties which lie on a small no through lane. The cathedral city of Hereford is within 2 miles and offers an extensive range of facilities, with a choice of shops, cafes, restaurants, schools and colleges and a main line train station.

Oakleigh is a pretty detached cottage which has been well maintained by the current owners and offers character accommodation which is double-glazed and centrally heated. There are three cottage-style bedrooms and plenty of ground-floor space as well as a large plot which extends to almost an acre which offers a variety of potential uses. With separate access from the lane the land also includes a good range of buildings with a purpose-built workshop and a number of timber buildings and stables which would be ideal for car enthusiasts, equestrian use or other uses.



On arrival an enclosed porch leads into the living room, which has plenty of character with exposed timber, a fireplace and windows overlooking the gardens and an orchard at the front. The dining room also has a lovely outlook and exposed timbers and is ideal for entertaining. The kitchen lies at the rear of the house and is well equipped with plenty of cupboards and workspace, windows on two sides, a built-in dishwasher, direct access to outside and a useful adjoining utility and cloakroom.

An inner hall from the living room then leads through to a lovely study or snug which has a lovely outlook and double doors which lead out to the gardens. A garden room then completes the ground floor space and is full of light with an atrium room and doors and windows to the gardens.

From the living room an enclosed staircase leads up to the first floor and to three lovely individual bedrooms, all with fitted wardrobes and one with a clever en-suite shower room with a balcony overlooking the gardens. A separate family bathroom then completes the accommodation.

### Outside



Oakleigh is approached from a small lane by its own driveway that leads to an open garage or carport with power and lighting (18' X 16'). To the front are delightful cottage gardens which are enclosed by brick walling and include a sun terrace and floral borders. On one side the gardens are larger and very private with lawn, rose bed and pathway which leads to the land and buildings. With direct access from the lane the land offers potential for a variety of uses and in one corner are an L-shaped range of barns and stables which offer considerable storage and garage space. A detached purpose-built workshop again could have a variety of uses and is double glazed and has power and lighting with an attached greenhouse at one end.

### Services and Considerations

Mains electricity and water

Private drainage and oil-fired central heating

Tenure Freehold

Council Tax band E

EPC Rating D 55/81

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Agents Note - We understand the property is a registered smallholding - number 17/108/0242 ID number c/240763

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.



Porch leading through to living room / dining room and study





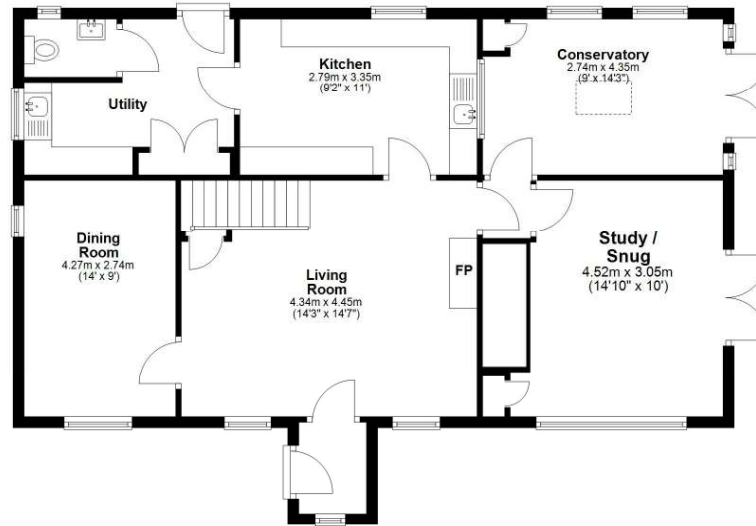


Bedroom one with en-suite and two further bedrooms

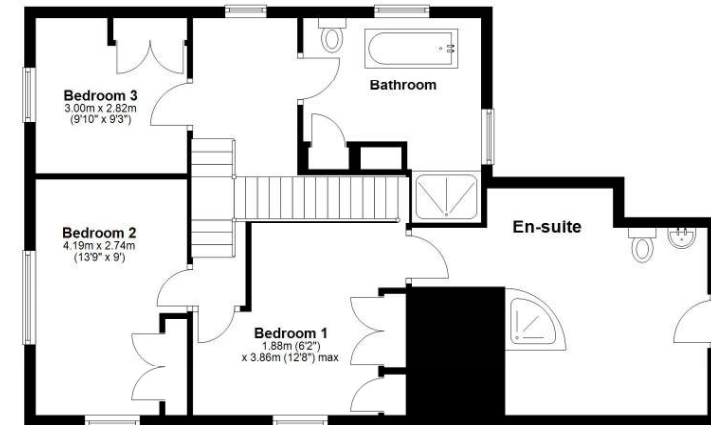




Ground Floor



First Floor



**Directions**

What Three Words///tuck.noises.scans  
 From Hereford take the A465 towards Worcester and proceed over Aylestone Hill and leave the city. At the roundabout proceed straight over towards Sutton St Nicholas and Bodenham, pass under the railway bridge and then take the first right hand turning to Shelwick Green. Go past the farm and Oakleigh will be found on the left-hand side after a short distance.

Total area: approx. 156.3 sq. metres (1682.6 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
 Plan produced using PlanUp.

# Brookes Bliss

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



Ground Floor



Total area: approx. 264.5 sq. metres (2847.3 sq. feet)

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