

HORNBEAM COTTAGE

£510,000



“A gem of a property in a village location”

Sutton St Nicholas, Herefordshire

On the edge of the popular village of Sutton St Nicholas, Hornbeam Cottage sits amidst a small development of quality properties. With instant kerb appeal, this attractive home marries traditional materials and style yet with the benefit of modern conveniences, making it a perfect fit for modern living.

- Architect-designed property
- Home office/ studio
- Stunning kitchen/ dining space
- Carport
- Village location
- Wrap around garden
- Added oak garden room
- Cosy wood burning stove



An open, oak porch welcomes you through the front door into the reception hall; from here the quality of design and workmanship are obvious: from the tiled flooring and solid oak doors to the impressive sight lines which link the living room and kitchen area, giving the property an easy, cohesive flow. The staircase to the first floor leads from the hall, with a useful cloakroom just off to the side.

To one side of the property lies the sitting room, a pretty dual aspect space with French doors opening out into the garden, and a large feature fireplace, backed with brick and overhead timber mantle, which houses a cosy wood burning stove.

On the other side of the hallway sits the heart of the home: an impressive kitchen/ dining area with attached oak garden room: the perfect setting for mealtimes and entertaining friends and family. This light and airy space features a stylish kitchen with ample cupboards for storage, a Rangemaster duel fuel gas hob and electric double oven and integrated appliances. This area opens directly into the stunning, oak garden room: a multi-purpose space enveloped by the greenery of the surrounding garden, with bi-fold doors accessing the outside space. This room can be partitioned via a set of plantation shutters, if required. A large, practical utility room sits to the side of the kitchen.

Also on the ground floor is an attached studio/ office space, accessed via an external door - perfect for those with hobbies, needing a gym or working from home.

Upstairs, all rooms are accessed via the central landing. There is a family bathroom with over-bath shower and three bedrooms, the master bedroom serviced by an en suite shower room.

Outside: the property is approached via a gravel driveway and provides plenty of parking; an integrated, oak carport provides additional parking and storage. The garden wraps round the property and can be accessed via gates to either side of the house. The garden is laid mainly to lawn with a herbaceous border and well established shrubs punctuating the space. There is also a patio area on which to enjoy al fresco drinks and summer barbecues. Finally, there is a useful amenity area containing a wood store.





Area: Sutton St Nicholas is a popular village, just a few miles north of Hereford City. Situated in the heart of Herefordshire's countryside, there are beautiful, rural walks on your doorstep yet with the benefit of the village's amenities such as village public house, primary school, two churches and village hall, which plays host to various community clubs and events. Hereford City is just a few miles away.

Directions: Traveling north from Hereford towards Bodenham, pass into the village of Sutton St Nicholas and past the Golden Cross public house on your right hand side. Pass the primary school and after approx 150m, take a right hand turn onto Willowbank Drive. Turn immediately right onto a gravel driveway; Hornbeam Cottage will be found at the end of the drive.

At a glance:

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| Bedrooms: | 3 |
| Tenure: | Freehold |
| Council Tax Band*: | D |
| Heating: | Central heating; Gas |
| Services: | Mains gas, electricity, water and drainage |
| Service charges: | Nil |
| Covenants: | Shared driveway |
| Broadband: | Yes |

* correct as of instruction date



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.