

THE SHRUBBERY

£635,000



“A rural idyll in the heart of the county”

Fair Mile, Herefordshire

This delightful, 3-bedroom cottage sits at the end of a tranquil, no-through lane amidst approx 1.3 acres of landscaped gardens and spinney. With a small cluster of neighbours nearby, this peaceful location serves up the perfect mix of rural life yet without isolation.

- Tranquil location
- Landscaped gardens and spinney
- Full of character
- Approx 1.3 acres
- Double garage/ workshop
- South-facing gardens



The cottage accommodation can be accessed via a choice of two porches, to the front and rear. The front porch enters into a tiled hallway, leading through double doors to the sitting room: a pretty room featuring exposed timber beams, an original stone fireplace housing a wood burning stove, and dual-aspect windows, making for a light space all year round. One of the windows also features a window seat, a great spot to look out over the gardens. A further door accesses the boiler room and home office.

The cosy, cottage-style kitchen was hand-crafted by the previous owners and has been updated with all the modern appliances of a contemporary kitchen to offer that perfect mix of character and convenience. Solid oak worktops and that most aspirational focal-point of all rural kitchens: a centre AGA, create the archetypal country image.

A stable door leads out to the rear porch.

The dining room is directly linked to the kitchen making it a great space to entertain or keep an eye on younger ones whilst food is being prepared. A large window frames a view of the front garden, giving you an ever-changing outlook throughout the year. A decorative cast iron and pine fire place sits on one wall, creating a pretty focal point.

On the first floor, a spacious landing with window overlooks the front garden with a small set of steps leading to the bedrooms. There is a choice of master bedroom as two of the bedrooms are very generously-sized for a cottage of this period. The bathroom has been very recently renovated with a stylish design featuring a Heritage bathroom suite and porcelain floor tiles.

A third bedroom completes the upstairs accommodation.

Outside: The outside space really is a highlight of the property: sitting in the centre of landscaped gardens and a spinney: a mix of Oak, Ash, Beech, Sweet Chestnut and Field Maple along with ornamental trees such as Larch, Acai and Weeping Blue Cedar. The pretty woodland garden evolves throughout the year: stunning in Spring with blankets of Snowdrops, Bluebells and Daffodils and then with the well-stocked cottage -style borders coming into their own in the summer months producing a bright display of flowers.





A further lawn sweeps around to the front and rear with cottage style borders giving a great show throughout the year.

There is a large, double garage/ workshop with electric and useful lean-to for keeping all your nick-knacks to hand. There is ample parking around the plot and a post and rail fenced woodland enclosure and chicken pen.

Area: Fair Mile is a pretty area in the midst of rural Herefordshire with plenty of lovely walking opportunities on the doorstep. The market town of Leominster is just 2 miles away with all the facilities you would expect: such as transport links, shops, eating options, healthcare and more. For those interested in fishing, the well known and well-regarded Docklow Pools are located just a mile away from the property.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Oil central heating
Services:	Mains electricity and water; private drainage
Service charges:	Nil
Covenants:	Insurance for lane access
Broadband:	Yes (up to 73Mbps available)**

* correct as of instruction date

* Source: BT



EPC and floor plan available on the website.

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