

Perry's Cottage
Mansel Lacy, Hereford, Herefordshire



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& Parker

Land and property. Since 1885.

A charming period cottage featuring characterful timber-framed elevations, original features and useful outbuildings, on a generous plot with picturesque Herefordshire countryside views.

The property

Perry's Cottage is a pretty cottage with timber-framed and brick elevations, offering versatile accommodation arranged across two floors. Retaining a wealth of original character, including exposed ceiling and wall timbers, feature fireplaces and flagstone flooring, the property provides a wonderful blend of historic charm and comfortable modern living in an appealing rural setting.

The accommodation has been thoughtfully arranged to make the most of the property's individual layout and picturesque outlook. The welcoming reception hall leads to a spacious kitchen and breakfast room, fitted with traditional cabinetry, flagstone flooring and an electric Everhot cooker. Also on the ground floor is a dining room with a feature fireplace, and a comfortable snug that flows into a well-proportioned drawing room with a wood-burning stove. A vaulted garden room, enhanced by exposed oak framing and extensive glazing, is to the other side of the property making the most of the views across the fields.

The first floor provides three bedrooms, all showcasing characterful vaulted ceilings and exposed beams. The principal bedroom benefits from a large en suite bathroom, while the remaining bedrooms are served by two generous ground-floor bathrooms.



The property is approached via a gravel driveway providing parking for numerous vehicles and leading to a substantial detached garage building, workshop, office and car port. The beautifully maintained grounds are a particular feature, with a paved sun terrace providing an ideal setting for outdoor dining and entertaining, alongside well-kept lawns, a pond with a wooden footbridge, established planting, an orchard area and productive raised beds. Roof-mounted solar panels further enhance the property's energy efficiency, whilst the surrounding countryside provides stunning far-reaching views.

Location

Perry's Cottage enjoys a peaceful rural setting in the Herefordshire village of Mansel Lacy, surrounded by attractive countryside yet within easy reach of everyday amenities in nearby villages and the city of Hereford. The historic cathedral city, approximately six miles away, offers extensive shopping, leisure and cultural facilities, together with a wide choice of restaurants, cafés and public services. The market towns of Kington and Leominster are also accessible, while the surrounding countryside provides numerous opportunities for walking, cycling and enjoying the Wye Valley landscape. The area is well served by schools, including Hereford Cathedral School and Lucton School near Leominster.

Communications are excellent, with the A480 providing a direct route towards Hereford and Kington, Hereford railway station offering regular services to Birmingham and London, and the M50 accessible via the A49 for convenient links to the wider Midlands and South Wales.

General

Local Authority: Herefordshire Council
Services: Mains electricity and water. Oil central heating. Septic tank which we understand is not compliant with current regulations.
Council Tax: Band F
EPC Rating: Rating D
Fixtures and Fittings: All fixtures and fittings are excluded from the sale. The contents are available by separate negotiation.
Wayleaves, rights of way and easements: The property will be sold subject to the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,831 sq ft (170 sq m)

3 reception rooms

3 bedrooms | 3 bathrooms

Garage building

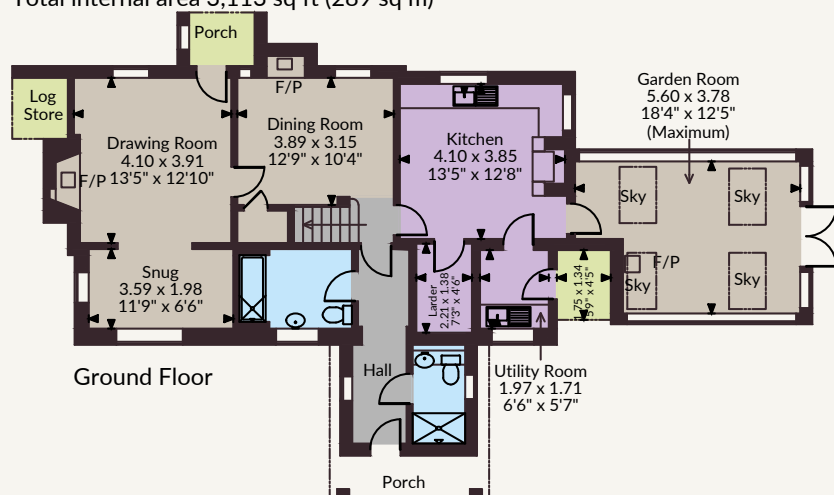
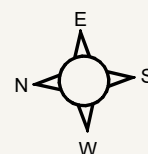
0.85 acre

Freehold | Rural

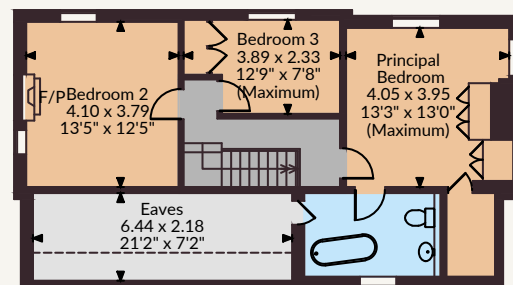
Guide price £575,000



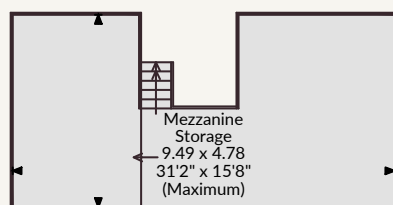
Perrys Cottage Mansel Lacy, Hereford
 Main House internal area 1,831 sq ft (170 sq m)
 Garage Building internal area 977 sq ft (91 sq m)
 Outbuildings internal area 305 sq ft (28 sq m)
 Carport external area = 221 sq ft (21 sq m)
 Total internal area 3,113 sq ft (289 sq m)



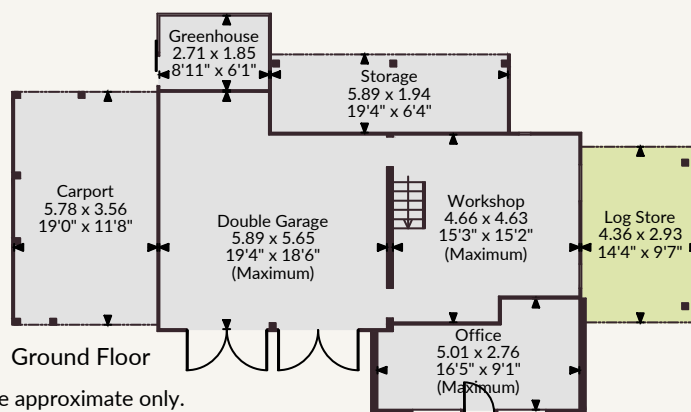
Ground Floor



First Floor



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Herefordshire & Worcestershire

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

01743 284200 | shropshire@struttandparker.com



@struttandparker struttandparker.com

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