

Tel: 01432 267213

FOR SALE

1 GRAFTONBURY MEWS
GRAFTON LANE
HEREFORDSHIRE



WITH AN OPEN OUTLOOK IN A PEACEFUL LOCATION ABOUT 1.5 MILES SOUTH OF THE CITY CENTRE. ACCOMMODATION COMPRISES: WITH SITTING ROOM, DOWNSTAIRS SHOWER CLOAKROOM AND KITCHEN BREAKFAST ROOM. AT FIRST FLOOR: BEDROOM WITH AN ENSUITE SHOWER ROOM AND FITTED STORAGE CUPBOARDS, A BOXROOM USED AS A STUDY AND A MASTER BEDROOM SUITE WITH SHOWER BATHROOM AND BUILT-IN WARDROBE STORAGE. CAR-PARKING INCLUDED.

ACCOMMODATION: 2 BEDROOMS, 2 RECEPTIONS,

GUIDE PRICE £152,000



OVERVIEW

No.1 Graftonbury Mews is part of Graftonbury Court, a new development of up to 18 dwellings. Currently there are nine finished and occupied dwellings. The main feature of the development is the conversion of the former Graftonbury Garden Hotel into six town houses, within the original Victorian house.

SITUATION

1 Graftonbury Mews is a cottage of character within a beautiful setting of about 2 acres of established gardens and grounds with mature cedar trees. The hamlet known as Grafton is about 1½ miles from the centre of Hereford. The property is close to open countryside, while also being within 500 metres of Ross Road (A49) on the southern city limits boundary to the open countryside. Grafton Lane continues through country lanes to the The Callow (A49) between two car sales garages approximately one mile further which also has access to the village of Haywood and beyond to Kivernoll, Much Dewchurch and the Abergavenny Road (A465).

DESCRIPTION

1 Graftonbury Mews was originally used for staff accommodation of the former Graftonbury Garden Hotel in the days when the Waddington Family owned the hotel, since then the building has been converted into a well apportioned end of terrace cottage. The roof is slate covered and the walls are constructed from brick under a pitched slate roof. The windows and doors are replacement UPVC sealed units with inset lattice bars. The garden area is to the front of the cottage, facing south and is enclosed by a brick front wall with timber panels between piers. There is access to the side of the house which meets the original garden wall to the Grafton Lane. There is no rear garden so the rear wall of the cottage is the boundary to the verge and road. The cottage services are situated at the rear of the property in the verge. Car-parking is situated adjacent to the frontage of the cottage.

ACCOMMODATION

PORCH

Timber porch with slated pitched roof and some weather boarding.

HALL 7'3" x 6' (2.2m x 1.8m)

Ceramic floor tiles, double panelled radiator, meter cupboard and hall cupboard 3'7" x 1'7" (1.1m x 0.5m) with wall mounted RCD circuit breakers and several fitted shelves.

KITCHEN BREAKFAST ROOM 14'3" x 13'3" (4.3m max x 4m)

Ceramic floor tiling fitted double panelled radiators, fitted kitchen with breakfast bar and UPVC casement windows with views to the south facing front garden. The 1½ bowl stainless steel sink and drainer with UPVC window facing east to the gable end of the cottage. Fitted cupboards around the room with eye level storage and a six ring Stoves gas fired hob with extractor fan and Classic electric oven. Ceiling mounted heat sensor, wall tiling, eight power sockets and a wall mounted TV aerial point. Space for a washing machine and a dishwasher. Space for a large fridge freezer. Lighting from inset spot lights.

SHOWER ROOM & WC 2'7" x 5'6" + 6'2" x 3'3" (0.8m x 1.7m + 1.9m x 1m)

The low level WC is situated under the stairs and to the right hand side there is an archway

into the showering area. Marley floor tiles, inset spotlights and a corner wash hand basin with mono block tap. Tiled double shower with electric Mira Sport unit, extractor fan and spot lights

SITTING ROOM 11'8" x 13'1" (3.6m x 4m)

A well apportioned sitting room with UPVC casement window overlooking the front garden with fitted carpet, six double power point sockets, inset spot lights and a track of three spotlights adjacent to the central exposed beam.

CARPETED STAIRCASE TO FIRST FLOOR

UPVC window to the north over looking the Grafton lane.

LANDING 9' x 2'6" (2.7m x 0.7m)

Fitted carpet with underlay and ceiling mounted mains powered fire alarm.

BEDROOM 1 13'5" x 9'4" (4.1m max x 2.85m)

With built in wardrobes and shelves, close carpeted and radiators with control valve, wall mounted aerial point, dimmer switch for inset spotlights. UPVC lattice window and four double power point sockets.

ENSUITE SHOWER ROOM 8'1" x 4'8" (2.5m x 1.4m)

Non-slip flooring, electric towel rail and low-level WC with dual flush. Large pedestal wash hand basin with mono-block stainless steel tap and sliding drawers beneath ceramic sink.

STUDY / BOX ROOM

Close carpeted, with UPVC top hung window, BT telephone point, track of spot lights.

BEDROOM 2 10'8" x 13'4" (3.3m x 4m)

Lobby to the bedroom with port hole window overlooking the stairs, with built in wardrobe, cupboard with shelves and third cupboard with wall mounted gas combination boiler with balanced flue. Two double radiators and silver spotlight track and UPVC double glazed window.

BATHROOM 5'3" x 7'3" (1.6m x 2.2m)

Non slip flooring, low level WC, bath with shower and glass shower screen, wall tiling and Mira Sport electric shower, exposed timbering, extractor fan, and pedestal wash hand basin, shaver light point and inset spot lights.

SERVICES

Mains water and private drainage, mains gas and mains electricity.

COUNCIL TAX

The Property is Band B subject to Herefordshire Council Regulations 01432 260000.

GUIDE PRICE

£179,995

VIEWING

Viewings are strictly by appointment through Arkwright Owens, acting as sole agents with sole selling rights- Telephone (01432) 267213 or Julian Owens (07855) 744821

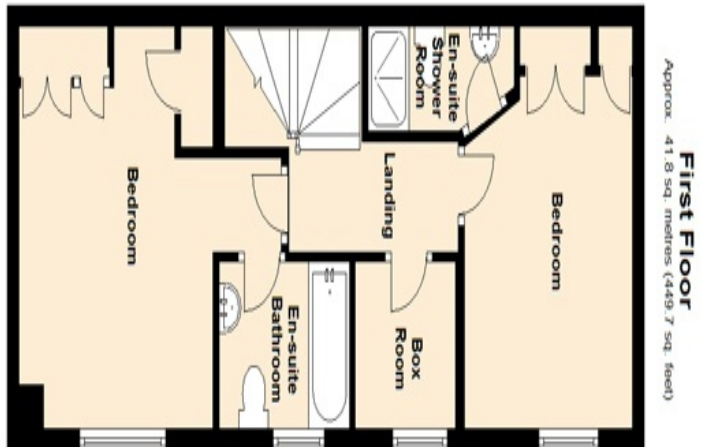
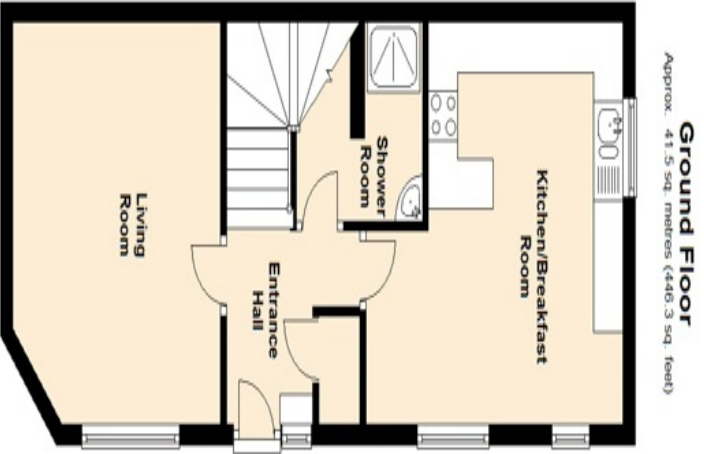
AGENTS NOTE

Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. January 2013.

Other Images



Floorplan



Total area: approx. 83.2 sq. metres (896.0 sq. feet)
Not to scale for identification purposes only
Plan produced using The Mobile Agent.