

Tel: 01432 267213

FOR SALE

4 GRAFTONBURY MEWS  
**GRAFTON LANE**  
**HEREFORDSHIRE**



4 GRAFTONBURY MEWS 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:** 3 BEDROOMS, RECEPTION,

**GUIDE PRICE** £189,950

## OVERVIEW

No.4 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 Country House into four large houses and two small houses.

## SITUATION

4 Graftonbury Mews is a three bedroomed cottage in a terrace of cottages within the grounds of the former hotel, and close to the open countryside and hamlet known as Grafton is about 1½ miles from the centre of Hereford. The property is 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 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

4 Graftonbury Mews 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

HALL 5'8" x 7'10" (1.74m x 2.4m max)

Tiled flooring, and side coat cupboard (1.1m x 0.6m) with hi-level RCD within and coat hooks. UPVC window and six panelled door and mat well.

KITCHEN / BREAKFAST ROOM 8'6" x 16'10" (2.61m x 5.15m)

Double glazed lattice window with wide window board, double panelled radiator and floor tiling. Cupboards with fitted shelves and space for a large fridge freezer. Electrolux electric oven and extractor fan and hood with light. Plumbing for a washing machine and dishwasher. Ingle stainless steel sink and draining board. Wall cupboards over and two base unit cupboards below the work surface and breakfast bar. Inset spot lighting and ceiling mounted heat sensor.

UNDER STAIRS STORAGE CUPBOARD 6'10" x 2'10" (2.1m x 0.87m)

Tiled flooring, with Halstead wall mounted combi-condensing boiler. Pendant light fitting.

SITTING ROOM 13'5" x 14'5" (4.1m x 4.4m)

Oak laminate flooring, lattice UPVC window and open fire place with tiled hearth. Two large blackened beams, double panelled radiator and six power point and two track spotlight and a shallow cupboard.

LOBBY 4'3" x 2'3" (1.3m x 0.71m)

Tiled floor, two inset lights and a loft hatch into the roof space.

**DOWNSTAIRS SHOWER ROOM**                      6'10" x 4'3" (2.1m x 1.3m)

Corner cubicle shower with electric shower, wall tiling, tiled flooring, pedestal wash hand basin, cupboard space below and some fitted shelving. Electric towel radiator/rail. Wall mounted extractor fan.

**BEDROOM 1**    6'8" x 10'2" (2.04m x 3.1m)

A vaulted bedroom with high ceiling, UPVC lattice window, single panelled radiator, close carpeting, two double power sockets, TV aerial point, brass faced power sockets and loft access via hatch.

**FROM THE ENTRANCE HALL THE STAIRS TO FIRST FLOOR**

**BEDROOM 2**    13'3" x 8'10" (4.05m x 2.71m)

Double bedroom with UPVC lattice style window, radiator, ledged and braced door and two stained timber beams. Three track spotlights.

**BEDROOM 3**    11'8" x 13'4" (3.56m max x 4.07m)

Close carpeting, fitted wardrobes and drawers, three double power points, radiator with control valve, track spotlighting. Jack n Jill doors to ensuite bathroom with light. Telephone point.

**LOBBY TO BATHROOM**                              3' x 7'10" (0.93m x 2.39m)

Lobby area with fitted cupboard with electric radiator.

**BATHROOM**    8'1" x 5'3" (2.48m x 1.61m)

Low level WC, boxed pipe work, pedestal wash hand basin with cupboard space below, two obscure lattice windows, extractor fan, bath with electric shower over. Jack and Jill doors to ensuite.

**GARDEN & GROUNDS**

A front garden which is encapsulated by a brick wall and front gate, an area of terrace and an area of lawn forming is private courtyard style garden.

**SERVICES**

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

**COUNCIL TAX**

The Property is Band C current charge is £1,339.08 2013/14 subject to Herefordshire Council Regulations 01432 260000.

**EPC - DETAILS FROM THE AGENTS**

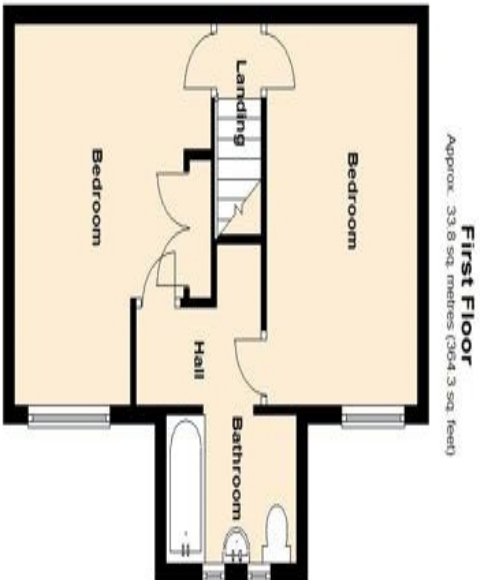
**VIEWING**

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. May 2013.

# Floorplan



**Total area: approx. 90.7 sq. metres (976.5 sq. feet)**  
Not to scale for identification purposes only  
Plan produced using The Mobile Agent.