

# THE OLD CHAPEL

£185,000



“An adorable Herefordshire country cottage”

Marston, Herefordshire

Situated down a tranquil country lane in Marston, in the heart of the Herefordshire countryside, lies this adorable 100 year old converted Chapel: replete with character features, cosy spaces, a useful garden room and a stunning double-height kitchen/ dining room.

- Character throughout
- 2 bedrooms
- Mains gas
- Idyllic location
- Useful garden room
- Planning approval for extension



True to its history and with heaps of character, The Old Chapel creates a cosy home or desirable holiday let. On entering the property through a pretty, yellow front door you enter the reception hall with stairs leading up to a good size mezzanine bedroom with an attractive wooden balustrade. From the hallway, you continue through to the cosy lounge with access to the outside. The lounge leads through to the second bedroom, bathed in light by a garden-facing window.

The jewel in the crown of The Old Chapel must be the fantastic kitchen/ dining space with its vaulted ceiling, making an impressive heart of the home. Stylish cabinets, a built-in oven, attractive sink and counter-top hob create the kitchen area with an ample dining space at the other side of the room – which also features a traditional, Deville multi-fuel oven. Double doors open out to the rear garden. A family bathroom with a sweet, free-standing bath and overhead shower completes the ground floor accommodation.

**Outside:** There is pedestrian access to the rear as well as a useful garden shed, which can be accessed from the front and back of the house. The pretty courtyard garden is not overlooked and gives a lovely, private space to soak up the sun. The space is terraced with seating areas and pretty planting. A further, attractive workshop building lies to the rear and could easily be converted for other uses, such as a home office.

Planning approval has also been granted to add an extension to the property. Planning application number: PZ01807/FH. (Herefordshire Council)

**Area:** Marston is a pretty hamlet which lies just north east of the black and white village of Pembridge (part of the Black and White Trail), a great holiday destination for those looking into local history. A wide range of amenities can be found here, including a local shop, tea rooms, public houses and stunning walks along the river arrow.

**Method of Sale:**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.



This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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