

# 4 MOORFIELD COTTAGES

£325,000



“A fabulous home with a functional flow”

Ocle Pychard, Herefordshire

Moorfield Cottages are a cluster of traditional, brick-built properties with character, sat in the hamlet of Ocle Pychard in the midst of Herefordshire’s beautiful countryside. The present owners have completely reconfigured the layout to create a fabulous home with a functional flow.

- Modernised family home
- Off road parking
- Central heating
- Within easy reach of Hereford
- Great outdoor space
- Wood burner





A stylish, modern kitchen has been installed with an array of gloss-finished cupboards, double eye-level oven and feature window looking out towards the rear garden. The sitting room to the front of the property has a central wood stove beneath a wooden mantle; French doors lead out to the front patio and lawn garden. There is a further, pretty dining room, useful utility room for your white goods and a convenient ground floor WC.

On the first floor there are two bedrooms to the rear: one a master bedroom, the other a bedroom with built-in wardrobe - both have great, far-reaching views; and to the front of the property there is a third bedroom and a stylish family bathroom.

**Outside:** The front of the property is set back with a pretty cottage garden, mainly laid to lawn, a patio and some attractive, mature trees; a pathway continues to the side, and leads to the main property entrance. Rear parking is situated opposite the property, in front of wooden garaging/ storage building and carport. A side gate leads you to an impressively large, additional garden with further wooden storage buildings and sheds. This outdoor space has the bonus of backing on to the open countryside beyond.

**Area:** Ocle Pychard is a hamlet in Herefordshire surrounded by beautiful open countryside and home to the Church of St James the Great. Nearby amenities include the grocery shop and service station at Newtown and the Wye Valley Brewery public house in Stoke Lacy. The city of Hereford is a convenient drive away.

**Directions:** From Burley Gate roundabout, travel south-west towards Hereford, after 300m pass a left hand turn sign-posted for Ocle Pychard, after another 100m you will pass a small group of houses on your left, immediately after these, take a left hand turn onto a track which leads to the property rear and parking for 4 Moorfields Cottages.



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.