

# 4 THE PADDOCKS

£450,000



“A picture-perfect gem of a property!”

Winforton, Herefordshire

Dreaming of a pretty cottage with all the mod-cons? This stunning home is just the ticket. Situated just outside the Herefordshire village of Winforton, close to the Welsh border and Hay-on-Wye, this stylish, beautifully presented cottage provides character and warmth in abundance.

- Edge of village
- Traditional style cottage
- Finished to a high specification
- Parking and detached garage
- Kitchen/ diner
- Gardens



The Paddocks are light and airy homes with high quality features on display: oak stairs greet you as soon as you open the front door, natural-toned floor tiles connect the hallway and kitchen, each doorway is framed with oak joinery, hanging solid timber doors, with wooden floors running into the living space. A brick, inglenook feature fireplace, flanked by exposed beams, stands centrally in the living room with a set of glazed doors opening out into the rear garden. The blue kitchen cabinets, sink and wooden worktop combine to make a stylish space to cook and eat, with the open space extending the full depth of the property to create a great kitchen diner. A side door exists out on to the driveway with easy access to the garage.

The first floor landing continues with the oak flooring through each of the three bedrooms. The master bedroom has access to an en suite shower room. All upstairs rooms are equally as light and airy as the downstairs living space. A pretty family bathroom completes the upstairs.

**Outside:** a decorative gravel driveway leads up to a large, timber garage. A lawn sits to the front of the property with a larger additional garden to the rear, also mainly laid to lawn and bordered with shrubs.

**Area:** The Herefordshire village of Winforton lies close to the Welsh Border and the beautiful town of Hay-on-Wye, home to the world famous literature festival. Winforton is catered for by The Sun Inn, serving food and drink, the lovely St Michael's & All Angel's Church, as well as a nearby farmer's market store and service station also with grocery provision.

**Directions:** From Hereford, turn onto the A438, towards Brecon. After just under a mile you come into the village of Winforton with The Sun Inn on your right hand side. Continue through the village and take the last right turn in the village (just before reaching the National speed signs), next to a phone box. Continue down this lane, keeping to the left, then bear right into The Paddocks. Number 4 is the last property on the right hand side.

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.

