

# TO LET

## ROCK COTTAGE SOLLERS HOPE HEREFORD HR1 4RS

*Pughs*

ESTATE AGENTS & VALUERS

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- Detached House
- Four Bedrooms
- Unrivalled views
- Rural Location
- Available 1st August 2021
- Pets and Children Considered

## £1,575 Per calendar month

# Energy Performance Certificate

Rock Cottage, Sollers Hope, HEREFORD, HR1 4RN

Dwelling type: Detached house  
Date of assessment: 07 May 2020  
Date of certificate: 09 May 2020

Reference number: 0738-2088-7225-4370-8280  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 162 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures


**Estimated energy costs of dwelling for 3 years:**

**£ 4,665**

**Over 3 years you could save**

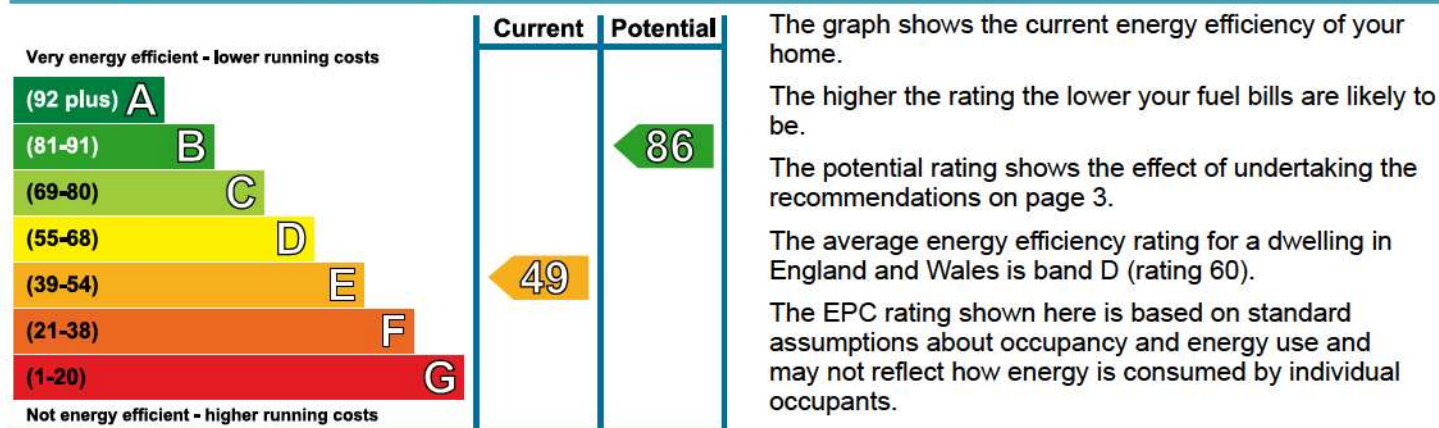
**£ 1,605**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 297 over 3 years	
Heating	£ 3,897 over 3 years	£ 2,475 over 3 years	
Hot Water	£ 471 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 4,665</b>	<b>£ 3,060</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,158
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 276
3 Solar water heating	£4,000 - £6,000	£ 168

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



## Rock Cottage, Sollers Hope, Hereford, HR1 4RS

A recently refurbished detached four bedroom house set in a secluded and elevated rural position with panoramic views across the Wye Valley to the Black Mountains, Brecon Beacons and beyond set within the Wye Valley AONB. The property has extensive lawned gardens and parking and has been renovated to a high standard. Pets and Children considered. Available 1st August 2021

The internal accommodation principally comprises of:

### ENTRANCE HALL

Storage cupboard, radiator, parquet flooring, stairs and doors off to:

### LIVING ROOM 7.9M MAX X 3.6M (25'11" MAX X 11'10")

With far reaching views across the Wye Valley to the Brecon Beacons, Black Mountains, Forest of Dean and beyond through the double glazed upvc double aspect windows, feature beam, laminate flooring, central exposed brick chimney with inset Clearview log burning stove with stone hearth, 2 x radiators, fitted curtain poles and wall lights

### WC

Modern white suite comprising top flush WC, wash basin in vanity unit, tiled splashbacks, ladder style radiator, laminate floor.

### KITCHEN / DINER 5.9M MAX X 5.8M MAX (19'4" MAX X 19'0" MAX)

With recently replaced modern fitted kitchen comprising wall and base units, light Ash effect laminate worktop, single stainless steel sink and drainer, integral NEFF dishwasher, Hoover double electric fan oven, AEG 4 ring halogen hob with NEFF stainless steel extraction hood over, coloured glazed splashbacks, timber effect laminate flooring, upvc french doors leading to patio, fitted roller blind.

### UTILITY ROOM 4.0M X 3.3M (13'1" X 10'10")

Recently replaced modern wall and base units, light Ash timber effect laminate worktop with 1 ½ bowl inset stainless steel sink and drainer, tiled splashbacks, space and plumbing for Tenant's own appliance, radiator, timber effect laminate floor, external stable door to rear garden, airing cupboard, linking door to integral garage

### STAIRS & LANDING

Exposed timber banister, part exposed original feature stone walls, radiator, carpet, doors off to:

### MASTER BEDROOM 5.9M X 3.3M (19'4" X 10'10")

Upvc double glazed window with far reaching views, carpet, door to:

### EN-SUITE

Larger than average walk in shower cubicle with rainwater shower head and separate shower head attachment, thermostatic mixer bar shower, marble effect tiled splashbacks, modern white basin and top flush WC, ladder style radiator, slate tiled floor.

### BEDROOM 4.0M X 3.3M (13'1" X 10'10")

Recently redecorated, radiator, carpet.

### FAMILY BATHROOM 2.4M X 2.4M MAX (7'10" X 7'10" MAX)

'A room with a view'

Recently replaced modern white suite comprising 'P' shaped panel bath with corner fill mixer tap, curved shower screen, thermostatic mixer bar shower, pedestal basin, top flush WC, radiator, tiled splashbacks, light Ash timber effect laminate floor, double glazed upvc window with far reaching views.

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## Rock Cottage, Sollers Hope, Hereford, HR1 4RS

### **BEDROOM 3.7M X 3.3M (12'2" X 10'10")**

Recently redecorated, double glazed upvc window with far reaching views, radiator, fitted curtain pole, carpet.

### **BEDROOM 3.7M X 2.5M (12'2" X 8'2")**

With walk in wardrobe, double glazed upvc window with far reaching views, radiator, fitted curtain pole, carpet.

### **INTEGRAL GARAGE 8.7M X 4.3M (28'7" X 14'1")**

Exposed stone walls, concrete floor, up and over door, pedestrian door, dog flap, electricity connected.

### **OUTSIDE**

Off road parking area, block paved driveway, exposed stone wall, mature shrubs and borders, side and rear gardens mainly laid to lawn with well established Monkey Puzzle tree, stone patio to side area, access to chicken pen and adjacent fields by separate negotiation.

### **RENT**

£1,575 per calender month exclusive

### **SERVICES**

We understand from the Landlord that mains electricity and water are connected. Private drainage. Oil fired central heating. Telephone connected subject to BT regulations. FIBRE BROADBAND

### **VIEWING**

Strictly by appointment with the sole agents Pughs. 01531 631122

Out of office hours Jason Thomson 07710 757489

### **COUNCIL TAX**

BAND F. Rates payable £2933.97 (2021 / 2022)

(Herefordshire Council 01432 260000)

### **RIGHT TO RENT REGULATIONS**

To comply with Right to Rent Regulations, prospective tenants will be asked to produce identification documentation and proof of residency at the time of making an application



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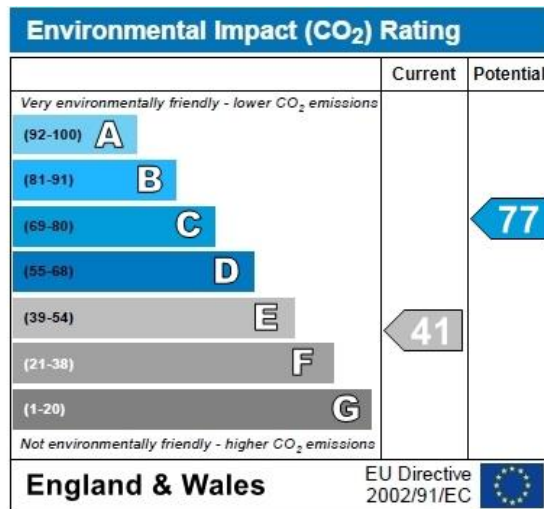
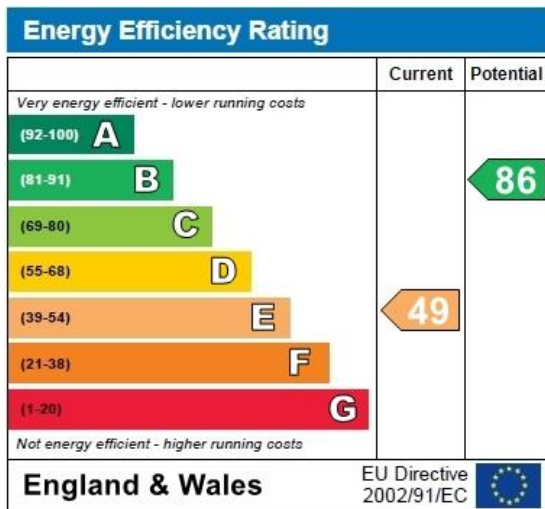
## LOCATION MAP



## DIRECTIONS

From the M50 Junction 4 take the A449 towards Ledbury. Take the second turning on the left towards Hereford bear left and then turn right at the How Caple crossroads. At the top of the hill turn left at the small cross roads, follow for 1/2 mile and turn left up the stone track through the woodland where the property can be found at the top of the hill on the right

## ENERGY PERFORMANCE CERTIFICATE



### AGENTS NOTES

Pughs has joined the Tenancy Deposit Scheme, TDS. It guarantees protection of the deposit; and a fair, independent and expert assessment and settlement of any disputes over its return at the end of a tenancy. This is sometimes needed when landlords and tenants are totally unable to agree the amount due for damage, dilapidation or loss at the end of a tenancy.

The Scheme will allow us to continue to hold your deposit. If there is a dispute over how it should be allocated which we cannot settle, we will be able to refer it to the Independent Complaints Examiner. He will adjudicate within 10 working days of receiving all the necessary papers. There will be no additional charge for the adjudication for future tenancies that are covered by the Scheme.

### TENANCY AGREEMENT

All lettings subject to satisfactory references, signing of tenancy agreement and payment of following monies.

The tenancy agreement will be set up on an initial six-month period or shorter by agreement.

Full references required prior to an application being approved, along with a deposit of five weeks rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement).

For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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