

FOR
SALE



Wyndhurst Avenbury, Herefordshire HR7 4JR

£550,000 - Freehold

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PROPERTY SUMMARY

This substantial country residence occupies a secluded, semi-rural location, just 4 miles from the historic town of Bromyard, and also well placed for access to the Cathedral Cities of Hereford and Worcester (16 miles).

In need of some refurbishment, the property has very spacious and versatile accommodation with a self-contained annexe, 2 reception rooms and ground floor bedroom, 3 first floor bedrooms, very large gardens with ample storage areas, and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Substantial detached country property*
- *Semi-rural location with lovely views*
- *Mature gardens and woodland*
- *Self-contained Annexe*
- *3 first floor bedrooms*
- *Third reception room/bedroom 4*
- *Carport, ample parking*
- *In need of refurbishment*
- *Viewing recommended*
- *In all about 1.5 acres*



ROOM DESCRIPTIONS

Oak-frame entrance porch

Porch

Tile floor, fuseboard and half-glazed door to

Reception hall

Hardwood herringbone flooring, staircase to first floor, understairs storage cupboard, radiator.

Cloakroom

Radiator, carpet, window, WC, wash basin with tiled splashback.

Kitchen

Tiled floor, feature brick breakfast bar with tiled surface, base and wall cupboards, worksurfaces, stainless steel sink unit, space for refrigerator and washing machine, Aga (LPG) with tiled splashback, bay window to front, double doors to

Dining room

Carpet, window to rear, skirting radiator, light saver window and door to reception hall.

Inner hall

Tiled floor throughout with access to the Pantry with light, mesh window and shelving, and Utility Room with plumbing for washing machine and window.

Lounge/bedroom 4

Large sliding patio door to rear, access hatch to loft space, radiator, carpet.

Rear hall

Tiled floor throughout with access to a Utility area with Belfast sink, wooden worktop and window, a second Cloakroom with wash basin, WC and window, and door to the covered lean-to/storage area.

Main sitting room

Bay window to front, carpet, feature brick fireplace with hearth, mantle and wood-burning stove, door to the Annexe, archway to a dining area with window, skirting board radiator and door to the

Garden room

Polycarbonate roof, half-glazed double doors to the rear garden.

First floor landing

Ornate wooden balustrade, carpet, wall lights, access hatch to loft space, dormer window to rear with lovely outlook over the garden, airing cupboard with shelving and housing the hot water cylinder.

Bedroom 1

Bay window to front, carpet, radiator, useful storage cupboard, dormer window to rear with further storage area, window to rear and door to En-suite cloakroom having wash basin with tiled splashback, WC, radiator, carpet and window.

Bedroom 2

Carpet, radiator, window to rear with lovely outlook.

Bedroom 3

Carpet, radiator, bay window to front, useful storage alcove and further storage cupboard.

Spacious bathroom

Carpet, radiator, bath, separate tiled shower cubicle with mains fitment, WC, pedestal wash basin with built-in storage to either side, radiator/towel rail, part-tiled walls, shaver light/point, window.

Annexe

Self-contained approached through a glazed porch, with door to

Open-plan living room with kitchen area

Feature stone fireplace with woodburning stove, bay window to front, door to inner lobby and carpet. The kitchen area has a tiled floor, stainless steel sink unit with mixer tap and electric water heater, base units with worksurface and splashback, 4-ring gas (LPG) hob, windows to side and rear.

Inner lobby and the Shower room

Fully tiled walls, cork-tiled floor, wash basin with storage below, WC, shower cubicle with electric fitment, towel rail, window.

Inner hall

Carpet, 2 bay windows to front, 2 radiators, door to main sitting room and door to

Bedroom

Radiator, carpet, 2 windows to rear, storage recess with shelving, door to large built-in storage cupboard with worktop and shelving, originally used as a Dark Room.

Outside

Wyndhurst is approached over a long, private driveway flanked on one side by an area of woodland, and stands in mature gardens with numerous trees and shrubs, large lawn, former vegetable patch, greenhouse and various seating areas taking full advantage of the lovely far-reaching views.

There is a brick-built carport with open personal side access, and opening to the covered walkway with 2 windows, door and steps leading to the large lean-to covered storage area immediately adjoining the side of the property, with double doors to the rear garden, power and water tap, and access to the very large garden shed, also with with light and power.

The whole extends to approximately 1.5 acres.

Services

Mains electricity and water are connected. Electric heating. Private drainage system.

Outgoings

Council tax band G, payable 2024/25 £3837.32. Water rates are payable.

Viewing

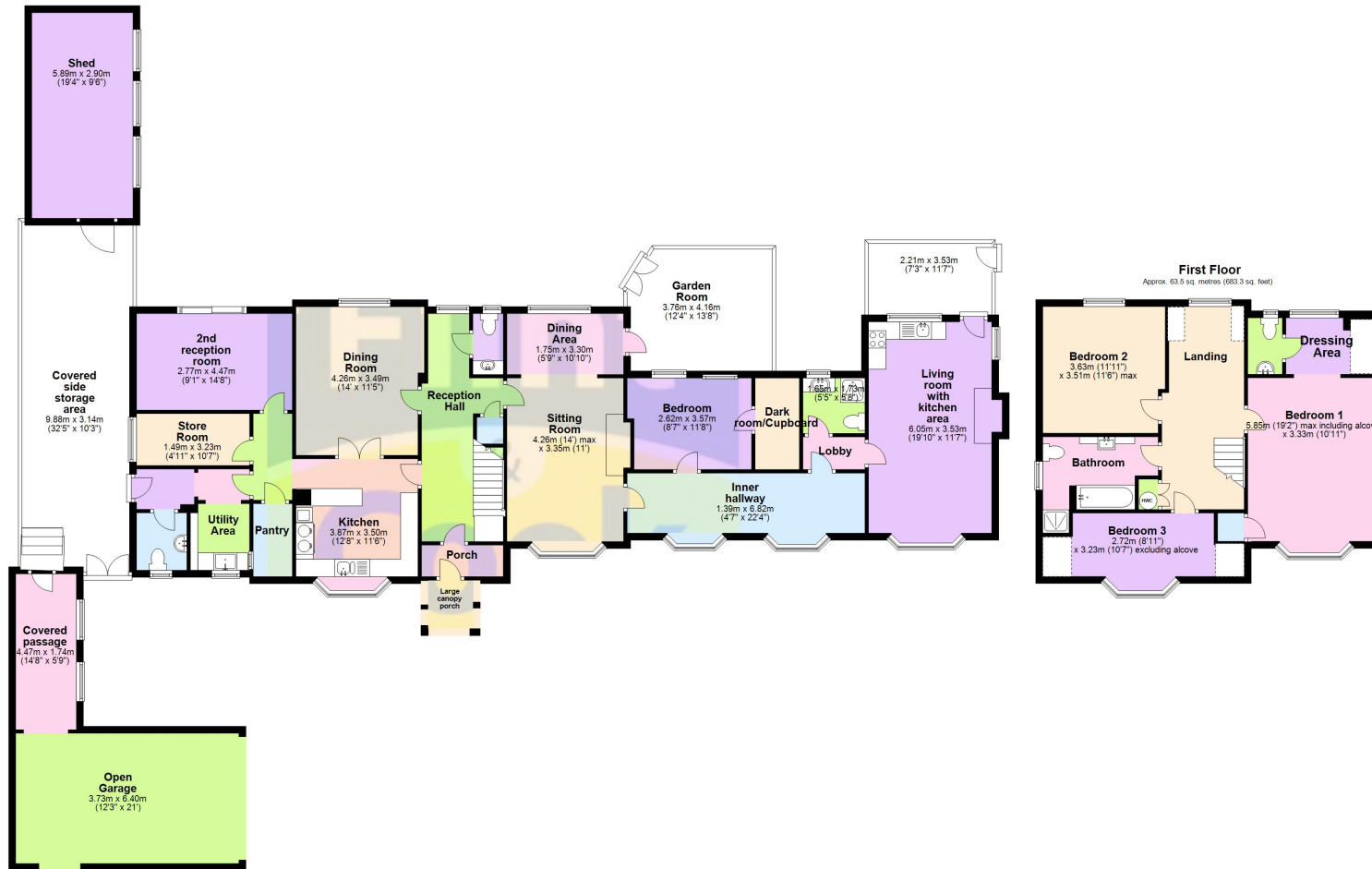
Strictly by appointment through the Agent Flint & Cook (01885) 488166.

Location: What3words ///relocated.mixers.impose

Money laundering regulations

Prospective purchasers will be asked to provide photo identification, address verification and proof of funds at the time of making an offer.

Ground Floor
Approx. 170.8 sq. metres (1838.3 sq. feet)



Total area: approx. 234.3 sq. metres (2521.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		50
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England, Scotland & Wales			