

FOR
SALE



Broadmoor Common The Firs, Woolhope, Hereford HR1 4QU

£650,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

An individually designed detached property, in a glorious rural location, 3 bedrooms (1 en-suite), 2 reception rooms, double garage, stable block, gardens and paddock about 1.2 acres. This attractive detached property occupies a glorious rural location on Broadmoor Common, a Local Natural Reserve in close proximity to Haugh Woods about a mile from the highly desirable village of Woolhope which lies in The Golden Triangle between the Cathedral City of Hereford (7 miles) and the market towns of Ledbury (9 miles) and Ross-on-Wye (10 miles) with the M50 motorway links. Within the village there is a church, 2 public houses, a village hall, tennis and cricket clubs and the property is in the catchment for Bishop's secondary school. There are primary schools in Mordiford and also Fownhope which also has a wide range of amenities including a doctors surgery, shop/post office, butchers and an exclusive health & leisure complex (Wye Leisure). The property has versatile accommodation on 2 storeys and has oil central heating and double glazing with 3 good size bedrooms (1 on the ground floor), 2 reception rooms and has a lovely outlook over the Common together with lawned gardens, excellent parking and a double garage, stable block and an enclosed paddock. The whole extends to approximately 1.2 acres.

POINTS OF INTEREST

- *Individual designed detached property*
- *Lovely rural setting*
- *3 Bedrooms (1 en-suite)*
- *2 Reception rooms*
- *Lovely lawned gardens*
- *Approximately 1.2 acres*
- *Double garage*
- *Stable block & enclosed paddock*



ROOM DESCRIPTIONS

Door to Entrance Hall

With cupboard housing the electric fuseboard and further storage cupboard and door to the

Inner Hall

Smoke alarm and central heating thermostat.

Shower Room

Tiled walls and floor, double shower cubicle with mains fitment, wash hand-basin and WC with storage units and concealed cistern, extractor fan and wall mounted electric heater, downlighters, ladder style towel radiator and window.

Lounge

With 2 radiators, windows to front and patio doors to side.

Dining Room

Laminate flooring, range of storage cupboards, radiator, windows to side and rear.

Kitchen

Fitted with oak-style base and wall mounted units with worksurfaces and tiled splashbacks, sink unit, plumbing for washing machine and dishwasher, electric cookerpoint, radiator, windows to front and side.

Rear Hall

Storage cupboard, radiator, window to rear.

Bedroom 1

With a range of built-in bedroom furniture, radiator, window to rear and double doors to the side garden.

Open-tread staircase leads from the Rear Hall to the

First floor landing

With hatch to roof space, storage cupboard, Velux window.

Bedroom 2

Mirror fronted wardrobe, radiator, window to side and door to the EN-SUITE SHOWER ROOM with tiled walls, shower cubicle and mains fitment, WC, wash hand-basin, bidet, radiator, extractor fan, shaver light and point, Velux window.

Bedroom 3

Storage cupboard, built-in wardrobe, radiator, windows to front and side.

Outside

The property is approached from Broadmoor Common over a cattle-grid with double gates which lead to a large concreted parking and turning area and a further concreted area (ideal for motorhome etc) and there is a paved patio with a water feature. The property stands in mainly lawned gardens enclosed by hedging with a range of ornamental shrubs and raised beds together with a cider stone. Oil storage tank. Cupboard housing the oil fired central heating boiler, electric meter and outside tap. DETACHED DOUBLE GARAGE with fob controlled electric up-and-over doors and side door, window, light and power. There is a STABLE BLOCK with 2 loose-boxes and tack room. PASTURE PADDOCK lies to the southern side of the property and is enclosed by stock-proof fencing and hedging within which there is the septic tank. There is a further access gate from the paddock which leads to Broadmoor Common. Outside lights, 3 x external sockets, water tap. The whole extends to approximately 1.2 acres.

Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band E - payable 2023/24 £2701.99
Water - metered supply.

Money laundering regulations

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

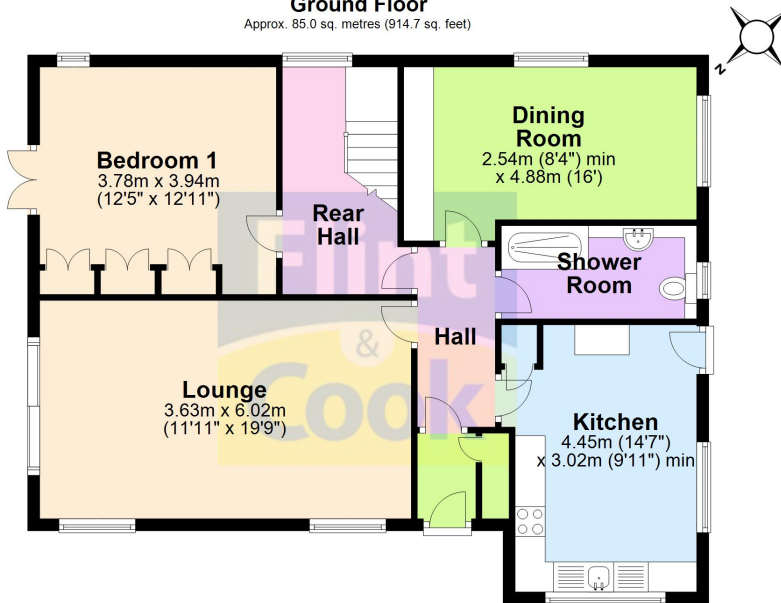
Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

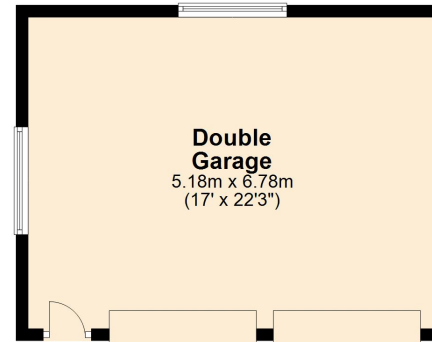
Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop into Mordiford and then, at the Moon Inn, forth left towards Woolhope and Haugh Woods. Continue through Haugh Woods onto Broadmoor Common and the property is located on the right hand side, just off the common, as indicated by the Agent's FOR SALE board. What3words - releases.resurgent.groups

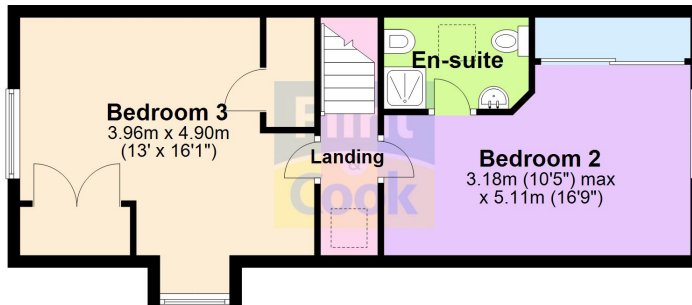
Ground Floor
Approx. 85.0 sq. metres (914.7 sq. feet)



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 130.1 sq. metres (1400.1 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC