



The Granary

10 Manor Court
Fownhope
Hereford
HR1 4PW



The Granary, 10 Manor Court, Fownhope, Hereford HR1 4PW

A superb Grade II Listed 4 bedroom (1 en-suite) barn conversion conveniently located in the highly favoured village of Fownhope. Approximately 2,100 sq ft with double garage, driveway and good size gardens.

This delightful barn conversion, a former granary, is positioned in the heart of Fownhope which lies between the Cathedral City of Hereford (7 miles) and the market town of Ross-on-Wye (9 miles) with the M50 motorway link (jct.3). The village comprises of a shop/post office, butchers shop, doctors surgery, two Public Houses, an exclusive health and leisure club (Wye Leisure), village hall, sports playing field and primary school. The property is also situated within the catchment area of Bishop's Secondary School. The river Wye passes through the village, noted for its beautiful riverside and woodland walks.

Converted in the late 1980s, the property is fitted with double glazing and gas central heating. It provides an extremely spacious and versatile accommodation (with 3 of the 4 bedrooms on the ground floor), sizeable garage, large gardens and ample parking, making it ideal for family purpose.

Canopy Porch

With door to the

Entrance Hall

Radiator

Downstairs Cloakroom

With WC, wash hand-basin and window.

Steps lead down to the

Lower Ground Floor

Radiator and window.

Bedroom 2

Radiator, window, exposed ceiling timber.

Bedroom 3

Radiator & window

Bedroom 4

Radiator and window.

Bathroom

White suite comprising bath and electric shower with folding screen, tiled surround, wash hand-basin, WC, electric heated towel rail, wall mounted electric heater, extractor fan, shaver light and point, shelving.

Staircase leads from the Entrance Hall to the

Living Room

A magnificent room with full height ceiling, exposed timbering, coal-effect gas fire on a raised tiled hearth, two radiators, part wood panelled wall, numerous windows including period 'arrow slit' allowing natural light to flood the room.

Inner Landing

Storage cupboard.

Bedroom 1

Full height ceiling, exposed timbering, radiator, window and Velux window and door to the **EN-SUITE SHOWER ROOM** with tiled shower cubicle with mains fitment, wash hand-basin, WC, ladder style radiator, extractor fan, shaver light and point.

Dining Room

Exposed timbering, radiator, window and access to storage space.

Kitchen/Breakfast Room

Fitted with a range of matching base and wall mounted units with worksurfaces, built-in electric oven and microwave, electric hob and extractor hood, tile-effect floor, 1½ bowl sink unit, plumbing for dishwasher, exposed timbers, radiator, 2 windows and door to the external staircase.

Outside

The property is approached via Church Croft onto a tarmac driveway. This leads to the **DOUBLE GARAGE** with an electric up-and-over door, light, power, gas central heating boiler and door to the side garden. The main lawned garden, enclosed by stone wall and fencing, is situated on the southwestern side of the property, interspersed with ornamental shrubs and trees. There is a pergola, original flagstone patio and garden shed. Outside lights. To the rear of the barn is a further lawned garden with shrubs which is also enclosed by a stone wall and fencing. Garden shed..

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E - payable 2024/25 £2855.88
Water and drainage - rates are payable.



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

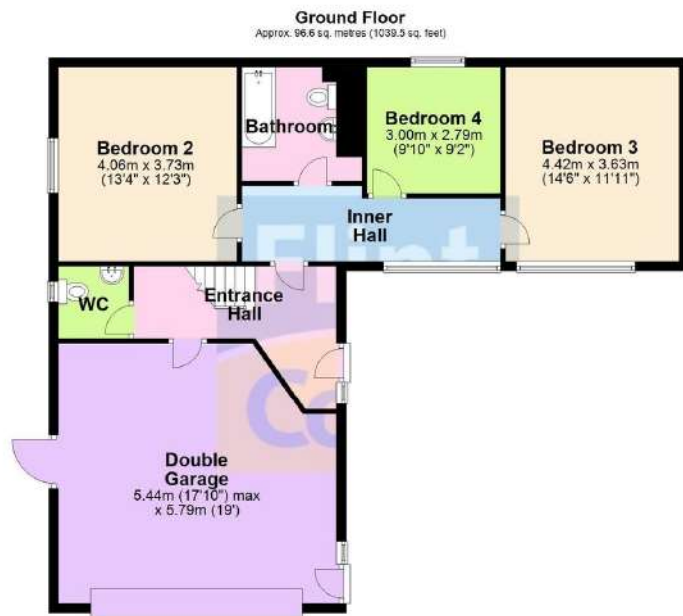
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Hereford proceed initially towards Ledbury on the A438 then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through the villages of Hampton Bishop and Mordiford to Fownhope, passing the shop on the right. Just before leaving the village, at the small crossroads by the butchers shop, turn left into Common Hill Lane. The property is located almost immediately on the left but to access by vehicle continue along Common Hill Lane, taking the first left onto Church Croft, first left again following Church Croft until you come to Manor Court, where you find the access driveway to the property between numbers 7 and 9

Manor Court. What3words - firmly.leans.joked





Total area: approx. 195.6 sq. metres (2105.0 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. 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.