

FOR
SALE



The Gables, Bullinghope, Hereford HR2 8EB

£445,000 - Freehold

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PROPERTY SUMMARY

Occupying a peaceful elevated position, yet within easy reach of Hereford City centre, a highly spacious 3/4 bedroom detached residence offering ideal family/retirement accommodation. The property, which was originally the Bullinghope School, has the added benefit of gas central heating, double glazing, generously sized living accommodation, ample parking and double garage, fine views across surrounding countryside and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful elevated position*
- *Highly spacious 3/4 bedroom detached residence*
- *Ample parking & double garage*
- *Fine view across surrounding countryside*
- *Ideal for family or retirement*
- *No onward chain*



ROOM DESCRIPTIONS

Entrance door through to the

Spacious Reception Hall

With access to the bedrooms and double glazed windows enjoying fine views, double radiator, airing cupboard with radiator and ample storage, coved ceiling, access hatch with pull-down ladder to the loft space and door to the

Impressive Lounge

Fitted carpet, 2 radiators, coved ceiling, twin display recesses with glass shelving, feature fire surround with gas coal-effect living flame fire, 2 double glazed windows to the side with blinds enjoying a pleasant outlook and double glazed double doors opening onto the front patio with far reaching views towards Dinedor Hill.

Dining Room

Fitted carpet, double radiator, double glazed window to the side enjoying a pleasant outlook with blind and door to the

Kitchen/Breakfast Room

Range of wall and base units, ample worksurfaces with tiled splashbacks, single drainer sink unit with mixer tap over, double glazed windows to the side and rear enjoying a pleasant outlook with roller blinds, recessed spotlighting, tiled floor for easy maintenance, space for breakfast table, built-in oven and feature Rayburn range cooker, large corner pantry-style cupboard, free-standing dishwasher and access from the rear hallway.

Bedroom 1

Fitted carpet, double radiator, range of built-in wardrobes with overhead cupboards and double glazed windows to the front and side aspect with roller blinds enjoying a fine outlook across surrounding countryside.

Bedroom 2

Fitted carpet, double radiator, range of fitted wardrobes with overhead cupboards, double glazed windows to the side with fine views and wash hand-basin with storage below, display shelving and mirror and light over.

Bathroom

Suite comprising bath with partially tiled wall surround, low flush WC, vanity wash hand-basin with storage below, display shelf, tiled splashback and mirror over, tiled floor, double glazed window with roller blind, radiator and separate shower cubicle with glazed folding door.

Separate Cloakroom

Low flush WC, wash hand-basin and tiled floor.

Rear Hallway

Fitted carpet, coved ceiling, double radiator, access to the rear porch, internal door to the breakfast/kitchen and door to

Bedroom 3

Fitted carpet, display shelving, space for wardrobes, double radiator, double glazed window to the side enjoying a pleasant outlook and vanity wash hand-basin with storage below, mirror and light over.

Utility Room

Sink unit with storage below, quarry tiled floor, access hatch to useful loft storage space, double radiator, double glazed window to the side with blind, space for fridge/freezer etc, range of useful built-in store cupboards.

Rear Porch

Tiled floor, access door to both the driveway and the garden, skylight, panelled ceiling, ample storage space, internal door to the double garage and door to the

Outside WC

Low flush cistern, wash hand-basin, double glazed window, tiled floor.

Outside

There is vehicular access across a cattle grid onto an extensive driveway providing ample off-road parking facilities and leading up to the rear of the property where there is ample space for a motorhome, trailer, caravan etc and also access to the DOUBLE GARAGE with electric roller door, power and light points, ample storage space, sink unit, glazed side window and further store room to the rear. The main garden is to the south of the property adjoining Bullinghope Church and is mainly laid to lawn, all enclosed by fencing and hedging to maintain privacy with a DETACHED SUMMERHOUSE and enjoying far reaching countryside views. There is also a useful laundry room, outside tap and lighting.

Services

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

Outgoings

Council tax band F - payable 2023/24 £3180.46
Water and drainage - rates are payable/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

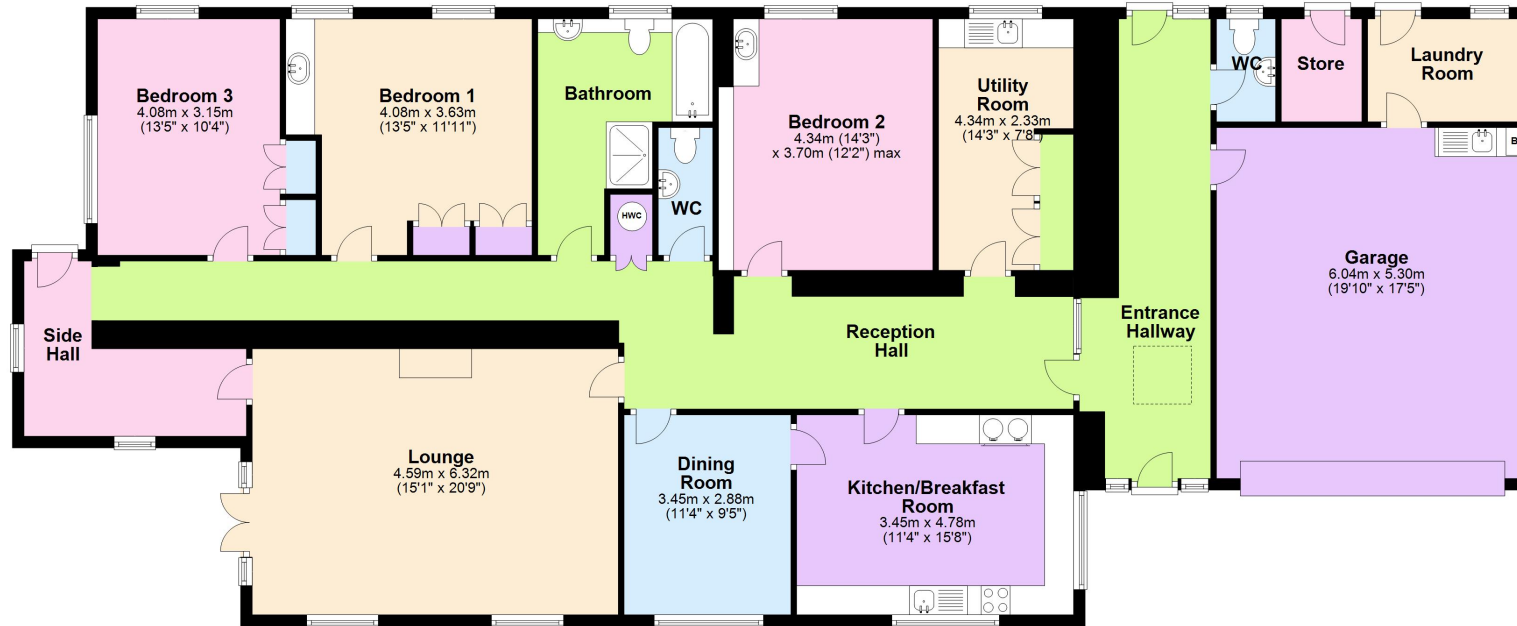
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - ///castle.prove.assist



Floor Plan
Approx. 230.3 sq. metres (2479.4 sq. feet)



Total area: approx. 230.3 sq. metres (2479.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

The Gables, Bullinghope, Hereford

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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	
(21-38)	F	
(1-20)	G	
	52	71
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC