

Haytor,
Stretton Sugwas Hereford HR4 7AR

£500,000



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, gas and water are connected to the property. Private drainage.

Outgoings

Council tax band 'F'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

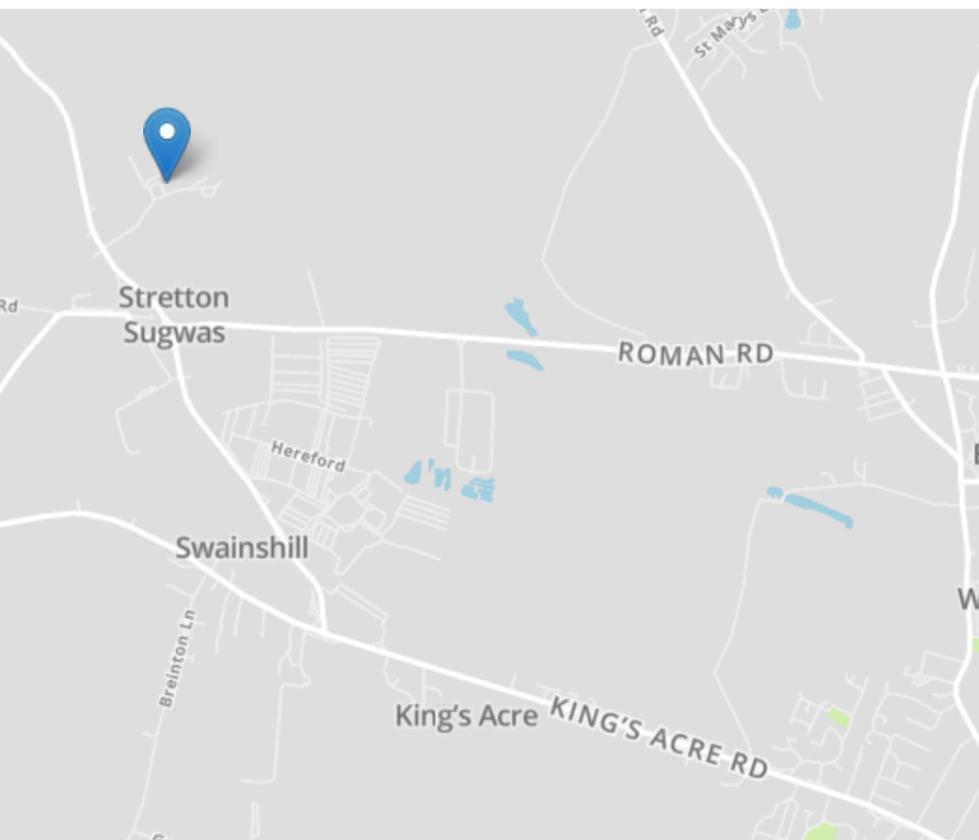
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



DIRECTIONS

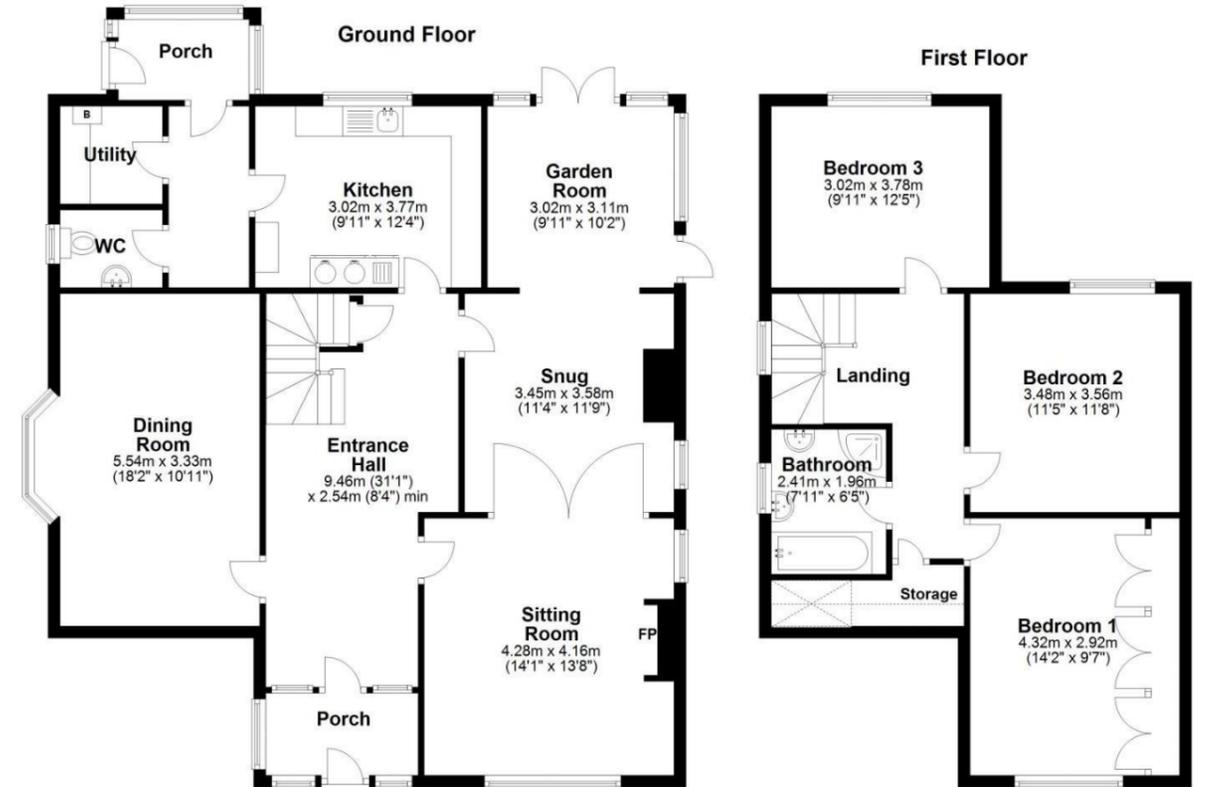
From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the second exit staying on the A438 Kings Acre Road, turn right onto A480 towards Stretton Sugwas, at the roundabout take the second exit staying on A480, turn right signposted The Priory, and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words'///acrobats.latter.delusions



• Extended 3 bedroom detached property • 4 reception rooms • Double glazing and central heating • Attractive gardens

Hereford 01432 343477

Ledbury 01531 631177



Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd Plan produced using PlanUp.

OVERVIEW

This spacious, individual, extended, three bedroom detached property offers four reception rooms, downstairs WC, kitchen, utility, three bedrooms, family bathroom, double glazing, gas fired central heating, parking for numerous vehicles and set in attractive gardens. Nestled in a small cluster of properties in the heart of rural Herefordshire countryside, this property lies on a 'no through road' and is offering an incoming purchaser the rural feel, but with amenities close at hand which includes a well regarded primary school within walking distance and at the nearby village of Credenhill there are shops, further choice of school, and social club, or in the vicinity there are further amenities at Three Elms/Kings Acre area of Hereford which is only a short distance away.

In more detail the property comprises:

Double glazed with integral glass front door leads to:

Enclosed Entrance Porch

2.5m x 1.55m (8' 2" x 5' 1")
A brick built porch with part double glazing to the front and side elevations, wall light and lino flooring.
Internal double glazed door leads to:

Large Entrance Hall

2.54m x 9.46m (8' 4" x 31' 0")
Having integral double glazed windows into porch, oak engineered flooring, two ceiling light points, radiator, large under stairs storage cupboards, one housing radiator, shelving and light point.
Door to:

Lounge

4.16m x 4.28m (13' 8" x 14' 1")
Having carpet flooring, ceiling light point, double glazed widow to the front elevation, small double glazed window to the side elevation, fireplace with a Gazco log effect gas fire, and radiator.
Internal french doors lead to:

Second Reception/Dining/Snug Room

3.58m x 3.45m (11' 9" x 11' 4")
Having double glazed window to side elevation, carpet flooring continued from the lounge, ceiling light point, and radiator.
Opening through to:

Garden/Summer Room/Conservatory

3.11m x 3.02m (10' 2" x 9' 11")
Having exposed wooden floor boards, ceiling light point, double glazed windows to both side and rear elevations, double glazed single door to side elevation, and double glazed french doors to the rear garden.

Kitchen

3.77m x 3.02m (12' 4" x 9' 11")
Having fitted kitchen comprising soft close wall and base units, roll top working surface which is incorporated into a breakfast bar area, space for both gas and electric ovens, integrated dishwasher, integrated fridge/freezer, Anthracite colour sink with drainer and mixer tap over, tiled floor, spot lights, double glazed window to rear elevation, and radiator.
Door to:

Inner Hallway

Having radiator, access to loft space, consumer units, fitted base units with roll top working surfaces, ceiling light point, and laminate tiled flooring.
Door to:

Downstairs WC

Having continued laminate tiled flooring, low level WC, wash hand basin with mixer tap over and splash tiling, and double glazed obscure glass window to side elevation.

Utility Room

1.25m x 1.9m (4' 1" x 6' 3")
Having roll top working surfaces with splash tiling, fitted wall unit, space and plumbing for washing machine, space for tumble dryer, gas fired Worcester central heating combi boiler, ceiling light point and continued laminate tiled flooring.

From the inner hallway a door leads to:

Rear Porch

1.4m x 2.5m (4' 7" x 8' 2")
Being of part brick construction with double glazed windows to side and rear elevations, wall light and double glazed door leading to the rear garden.

From the inner hallway a step down and a door leads to:

Third Reception/Bedroom/Dining Room

3.33m x 5.54m (10' 11" x 18' 2")
This room has been converted from the garage into a room, with carpet flooring, ceiling light point, radiator, and double glazed bay window to side elevation.

From the entrance hall a split staircase leads to:

FIRST FLOOR

Landing

Having fitted carpet, radiator, double glazed widow to side elevation with views across the countryside, loft access with pull down ladder, and very large storage room in the eaves which is carpeted and ceiling light point.

Bedroom 1

2.92m x 4.32m (9' 7" x 14' 2")
Having carpet flooring, ceiling light point, radiator, having a wealth of built-in storage to include 3 separate wardrobes with twin doors, rails and drawers, TV and telephone point, and large double glazed widow to front elevation with beautiful views.

Bedroom 2

3.56m x 3.48m (11' 8" x 11' 5")
Having radiator, carpet flooring ceiling light point, TV and telephone point and double glazed window to rear elevation with beautifully countryside views.

Bedroom 3

3.02m x 3.78m (9' 11" x 12' 5")
With double glazed widow to the rear elevation, radiator, carpet flooring, ceiling light point, TV and telephone point.

Family Bathroom

Being fully modernised comprising fully tiled floor and walls, bath with mixer tap over and shower attachment, low level WC, chrome towel radiator, vanity wash hand basin with mixer tap over, step up into a large shower cubicle with glass sliding doors and mains shower unit, spot lights, extractor fan and double glazed obscured glass widow to the side elevation.

OUTSIDE

The property is situated near to the Priory and is approached from a

small no through lane where by the property is approached through wrought iron gates with a stone walled perimeter entrance onto a tarmacaded driveway which leads to the front of the property and gives ample off road parking for four or more vehicles. The front garden has established hedging as well as the stone walling, herbaceous shrubs, trees, flower beds, outdoor power and lighted entrance. A path leads around the side of the property and steps lead up to the garden room, and from here a further pathway leads to the rear garden. At the rear there is a large lawned area and multiple storage sheds. The septic tank is at the very rear of the garden, and from here there's a concrete pad with a glass greenhouse over. The garage/workshop and further off road parking is accessed via an adjacent bridle path which this property has a Right of Way access across. There is access around the other side of the property where there is outdoor lighting, outdoor tap, and a pathway leads back round to the tarmacaded driveway.

Large Storage Shed And Lean-to

Having a concrete base, power and lighting. A lean to is off this large shed which also has a concrete base but has no power.

Garage/Workshop

Having concrete base and is accessed over the adjacent bridle path in which this property had a right of way across.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- Enclosed Entrance Porch 2.5m x 1.55m (8' 2" x 5' 1")
- Large Entrance Hall 2.54m x 9.46m (8' 4" x 31' 0")
- Lounge 4.16m x 4.28m (13' 8" x 14' 1")
- Second Reception/Dining/Snug 3.58m x 3.45m (11' 9" x 11' 4")
- Garden/Summer room/Conservatory 3.11m x 3.02m (10' 2" x 9' 11")
- Kitchen 3.77m x 3.02m (12' 4" x 9' 11")
- Utility Room 1.25m x 1.9m (4' 1" x 6' 3")
- Rear Porch 1.4m x 2.5m (4' 7" x 8' 2")
- Third Reception/Bedroom/Dining Room 3.33m x 5.54m (10' 11" x 18' 2")
- Bedroom 1. 2.92m x 4.32m (9' 7" x 14' 2")
- Bedroom 2. 3.56m x 3.48m (11' 8" x 11' 5")
- Bedroom 3. 3.02m x 3.78m (9' 11" x 12' 5")

And there's more...

- Countryside views