



Dopley House, Eaton Bishop, Hereford HR2 9QF

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Dopley House, is a semie-detached Five Bedroom Property, set in glorious countryside, across which full panoramic views are enjoyed east to west, an appealing semi-detached property offering multiple reception rooms, Five generously sized bedrooms, two bathrooms and a superb open plan kitchen/dining entertaining room.

£440,000



Situation and Description

Dopley House is an individual residence which offers accommodation arranged over three levels. Immaculately presented, centrally heated and double glazed. On the ground floor there is a porch, hall with herringbone exposed flooring, a very comfortable living room and a large open plan kitchen and between the reception rooms there is a double front wood burning stove. The ground floor rooms enjoy an outlook across the fine garden. On the first floor there are three bedrooms which enjoy the view together with a modern bathroom and on the second floor there are two further bedrooms one of which is en-suite. The property offers excellent car parking facilities and a most individual garden area set within established fencing and hedging. The garden area comprises a lawn with patio and summer house together with a wild garden area. In more detail the accommodation comprises:

Ground Floor

Enclosed Entrance Porch

2.82m (9'3) x .76m (2'6)

Approached through a double glazed door with adjacent double glazed windows and with a door with feature oval leaded glass work motif to

Reception Hall

3.68m (12'1) x 2.39m (7'10)

With stairway with wooden hand rail, radiator, herringbone flooring, opening to the kitchen/dining room and six panel door to the:

Living Room

4.88m (16') (20'9 into bay) x 3.73m (12'3) (15' into square bay)

With a deep circular bay window area which enjoys a fine aspect over the superb gardens and with a square bay window to the front. Two radiators, a double fronted wood burning stove with beam over and a pair of feature doors with curved tops to the:

Kitchen / Dining Room

7.39m (24'3) x 3.66m (12')

With a double glazed window to the rear and a pair of double glazed French doors which open to and overlook the exceptional garden area with views beyond. Second front of wood burning stove with slate tiled base and within the kitchen area there are base cupboard and drawer units with walnut wood block working surfaces over, wooden upstand and eye-level cabinets. Butlers type sink unit with flexible tap, recess with plumbing for washing machine, recess for dishwasher, wine cooler and recess for range style cooker with stainless steel cooker hood over and with a 7'6 x 3'2 island with walnut wood block working surfaces over, breakfast area and again having fitted drawer and cupboard units together with open fronted shelving. Throughout the kitchen area there is engineered wood grain flooring, sunken ceiling lights and two pendent lights over the island. Contemporary style radiator.

First Floor

First Floor Landing

1.35m (4'5) x 1.52m (5') (excluding stairway)

With radiator, six panel door to linen cupboard, six panel door to inner hall with stair to upper floor and with stainless steel light and power points. Doors to:

Bedroom One

3.71m (12'2) x 5.41m (17'9) (into bay)

With a double glazed bay window area with six double glazed units and from which a panoramic one hundred and eighty degree view is enjoyed over glorious countryside. Further double glazed window enjoying a view to the west. Radiator.

Bedroom Two

3.66m (12') x 2.84m (9'4)

With a double glazed window again enjoying the immediate view over the gardens and then across adjacent fields to glorious panoramic views to Herefordshire countryside to rising hills across the whole vista. Radiator.

Bedroom Three

3.3m (10'10) x 3.2m (10'6) (maximum)

With a double glazed window enjoying a view across fields to rising countryside in the west. Radiator.

Bathroom

2.44m (8') x 2.44m (8')

With a double glazed window and white suite comprising bath with central mixer tap and part shower boarded wall surround, shower cubicle with thermostatically controlled shower head, shower boarded walls and glazed screen door, low level wc and pedestal mounted wash basin with mixer tap. Extractor unit, ladder type radiator, mirror with lighting and feature flooring.

Inner Hall

2.49m (8'2) x 1.83m (6')

With a double glazed window enjoying the easterly view, radiator and with a stairway with wooden hand rail and spindles to:

Second Floor

Second Floor Landing

1.37m (4'6) x 1.27m (4'2)

With six panel doors to:

Bedroom Four

4.19m (13'9) x 2.41m (7'11) (Widening to 12'7)

With a double glazed velux window which enjoys the view to the south and west. Eaves storage cupboards, radiator, wardrobe cupboard with hanging rail and with a door to the:

En-Suite

3.25m (10'8) x .89m (2'11)

With tiled shower cubicle with thermostatically controlled shower unit, pedestal mounted wash basin with mixer tap and low level wc. Ladder type radiator, velux rooflight and extractor unit.



Outside

The property is approached through a pedestrian and five bar gate which opens to an extensive stoned car parking and turning area. This area is screened from the road by a mature hedge and has further sections of lap fencing and timber panel fencing. A pair of wooden gates then open to the extensive level garden which comprises a section of re-wilded garden with flowers, grasses, a small pond, fruit trees and a mature tree. There is also a lawned garden area with shrubs, planted borders, sun terrace and a decked area with GARDEN/SUMMER HOUSE with a pair of wooden doors to the front. There is also a workshop/garden store, a further store, an oil storage tank and BOILER ROOM with an oil fired boiler which provides central heating and domestic hot water. The gardens enjoy an enviable southerly aspect.

Directions

From Hereford proceed south over Greyfriars Bridge and at the roundabout take the second exit onto Belmont Road (A465). Proceed for the length of Belmont Road and at the roundabout take the second exit to continue on the A465. Continue on the A465 for approximately three quarters of a mile and then take the right hand turn signposted Clehonger. Continue on this road for 3.5 miles and then take the right hand turn at the crossroads opposite The Comet Inn. Continue for approximately half a mile and Dopley House will be identified on the right hand side with a Stooke Hill & Walshe For Sale Board.

Services

It is understood that mains electricity and water services are connected to the property. Drainage is a shared private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards

Tenure

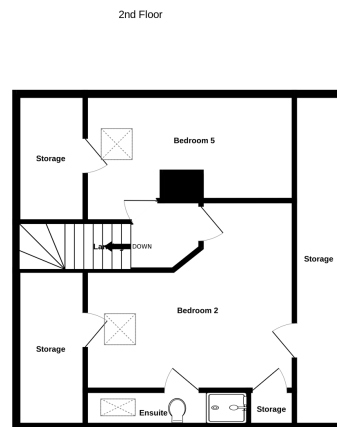
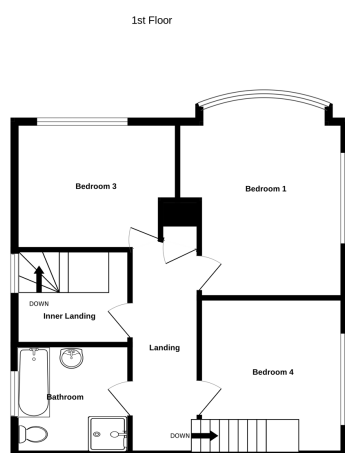
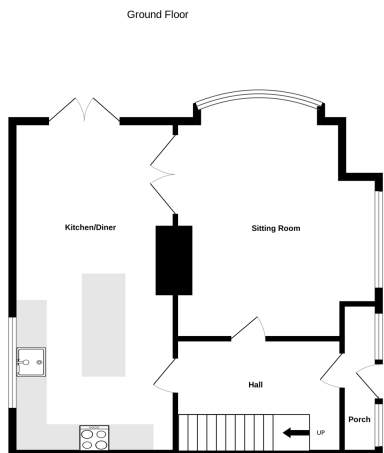
Freehold



Bedroom Five

4.65m (15'3) x 2.31m (7'7)

With a double glazed velux window which enjoys the south-easterly views. Eaves storage cupboard and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk





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