



# Broomy Green House

Checkley, Hereford  
HR1 4NA





# Broomy Green House, Checkley, Hereford HR1 4NA

**A splendid detached property in a glorious rural location, with spectacular views, extended accommodation with 4 bedrooms (2 en-suite), excellent living space with a lower ground floor, double garage, barn, covered outdoor space, stabling, hard tennis court and garden and grounds extending to approximately 6.3 acres.**

The property sits in an elevated position within the Woolhope Dome on the edge of Backbury Hill with breathtaking southerly views towards Haugh Woods in an exclusive rural location (known as the Golden Triangle) between the Cathedral City of Hereford (7 miles) and the market towns of Ledbury (8 miles) and Ross-on-Wye (9 miles) both with the M50 motorway link (Jct. 2&3). The mainline railway stations are in Hereford and Ledbury.

Within Checkley there is a church/village hall and the area is renowned for its lovely woodland and river walks (Rivers Wye and Lugg). In Mordiford there is a primary school and public house. In the larger village of Fownhope (6 miles) there is a shop/post office, sports playing field, cricket and tennis clubs, butchers, doctors surgery and an exclusive health and leisure club (Wye Leisure).

The property is also in the catchment area for Bishops Secondary School and there are private schools in Hereford (Hereford Cathedral School), Malvern and Monmouth.

The original property has been extended to provide well-balanced accommodation which extends to approximately 3251.7 square feet (inc garage) and has sash-style double glazing, oil central heating, solar panels, security alarm, is in excellent order and ideal for family purposes with a covered outdoor entertaining area, 3-bay stable block (possible equestrian use), double garage and barn (potential for use as a garage/workshop), hard tennis court, gardens and paddock which extend to approximately 6.37 acres.

**The whole is more particularly described as follows:-**

## **Reception Hall**

with hardwood door, exposed floorboards, 2 radiators and alarm control panel.

## **Drawing Room**

with woodburning stove and flagstone hearth, three radiators, two windows to the front and large full-length windows with electrically operated sun canopy and door to the balcony with spectacular views.

## **Dining Room**

with exposed ceiling timber, radiator, window to front and door to the

## **Open-plan Kitchen/Breakfast/Family Room**

**Kitchen** - fitted with high gloss contemporary-style units with corian work surfaces, twin bowl sink unit, built-in dishwasher and fridge and underfloor heating.

**Breakfast Area** - a range of handmade oak units including glazed display cabinets and underfloor heating.

**Family Room** - with rooflight (opening), underfloor heating, tiled flooring and downlighters throughout, double doors to the rear patio and door to the

## **Inner Hall**

with rooflight.

## **Downstairs Cloakroom**

with WC, wash hand basin with cupboard under, tiled floor, part-tiled walls, rooflight, underfloor heating and extractor fan.

## **Utility Room**

with sink unit, plumbing for washing machine, tiled floor, wall mounted electric heater, smoke alarm, rooflight, window and door to patio.

## **An open-tread staircase leads from the Kitchen to the Lower Ground Floor**

which provides a Living Room and Study Area with two radiators, a range of built-in storage cupboards and shelving, further electric radiator, window with shutters and door with full-length side windows to the driveway.

## **A staircase with glazed balustrade leads from the Reception Hall to the First Floor Landing**

with smoke alarm and hatch to roof space.

## **Bedroom 1**

with built-in mirrored wardrobe and further built-in wardrobe, radiator, windows to front and side, **En-Suite Shower Room** with tiled cubicle and mains overhead and handheld fittings, glass screen, wash hand basin with cupboard under, illuminated wall mounted mirror, shaver point, tile-effect flooring, WC, extractor fan, ladder-style radiator and window.

## **Bedroom 2**

with fitted mirror fronted wardrobe, radiator and window to front, **En-Suite Shower Room** with tiled cubicle, mains fitting and glass screen, wash hand basin with cupboards under, WC, underfloor heating, non-slip flooring, ladder-style radiator, wall mounted illuminated mirror, shaver point, downlighters, extractor fan and window.

### Bedroom 3

with built-in wardrobe and store cupboard, radiator and window to side.

### Bedroom 4

with built-in wardrobe, store cupboard and dressing table, radiator and window.

### Bathroom

with tile-effect flooring and white suite comprising an enamelled bath with mixer tap and shower attachment, wash hand basin with cupboard under, WC and bidet, separate shower cubicle with mains overhead and handheld fittings, glass screen, wall mounted illuminated mirror, ladder-style radiator, shaver point, downlighters, two windows, storage cupboard and an Airing Cupboard with hot water cylinder and electric immersion heater.

### Outside

The property is approached by a splayed entrance drive with former **BARN** with double doors, light & power, over a cattle grid to a sweeping tarmac driveway which leads to a large gravelled parking and turning area.

Adjoining the property is a **DOUBLE GARAGE** with twin up and over doors, light, power, window, attic area with oil storage tank, side entrance door to the rear courtyard.

To the front of the property there is a paved part-walled courtyard-style garden with an ornamental pond, a gazebo, elevated lawn with stone retaining wall and a range of ornamental shrubs with flower borders. A summer house with light and power, a log storage area beyond which is a herb garden and an area of artificial grass with children's play area.

**STABLE BLOCK** with three loose boxes and tack room, light and power. Detached mower shed. Composting area.

Access from the drive via a gate and path to a **HARD TENNIS COURT** enclosed by fencing.

The land lies to the southern side of the property and is split into paddocks which are enclosed by stock proof fencing and hedging. Within the paddocks (which slope away from the property) are numerous fruit trees (apple, cider fruit, pear, plum and damson) and mature trees. There is a footpath across the main paddock. Immediately to the rear of the property there is a paved and gravelled courtyard area, where there is a separate access via double iron gates and stone retaining wall with iron railings. A store cupboard housing the oil-fired central heating boiler. Vegetable/soft fruit garden enclosed by deer proof fencing with raised beds, a cage and a further lawned area with greenhouse and garden shed.

Various outside lights and water taps.

There is also a parcel of land with numerous fruit trees which extends to approx. 0.22 acres (situated opposite the property).

The whole extends to approximately 6.37 acres.

### Services

Mains electricity, private water system and private drainage system, oil-fired central heating. Solar panels. Broadband - FttP (Fibre to the premises).

### Outgoings

Council tax band G payable 2024/25 £3866.52. Water and drainage to private system.

### Viewing

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







### Agents Note

Pre-planning advice for possible conversion of the garage into living accommodation and replacement of stable block with a holiday let is available for inspection online.

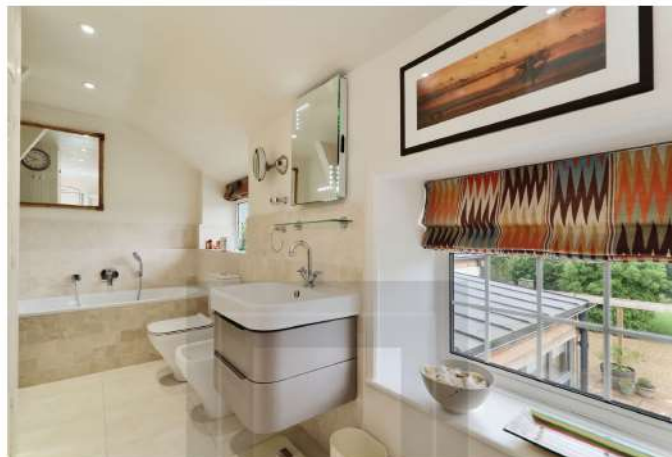
### Directions

From Hereford proceed initially towards Ledbury on the A438, just past Hereford Fire Station, turn right on to the B4224 towards Fownhope. Continue through Hampton Bishop in to Mordiford and then turn left as signposted Dormington. Continue for approximately one mile and at the crossroads turn right signposted Checkley. Proceed for one mile and then turn left at the sign for Backbury House where the property will be located along the lane after about 300 yards on the right-hand side.

### Money Laundering

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

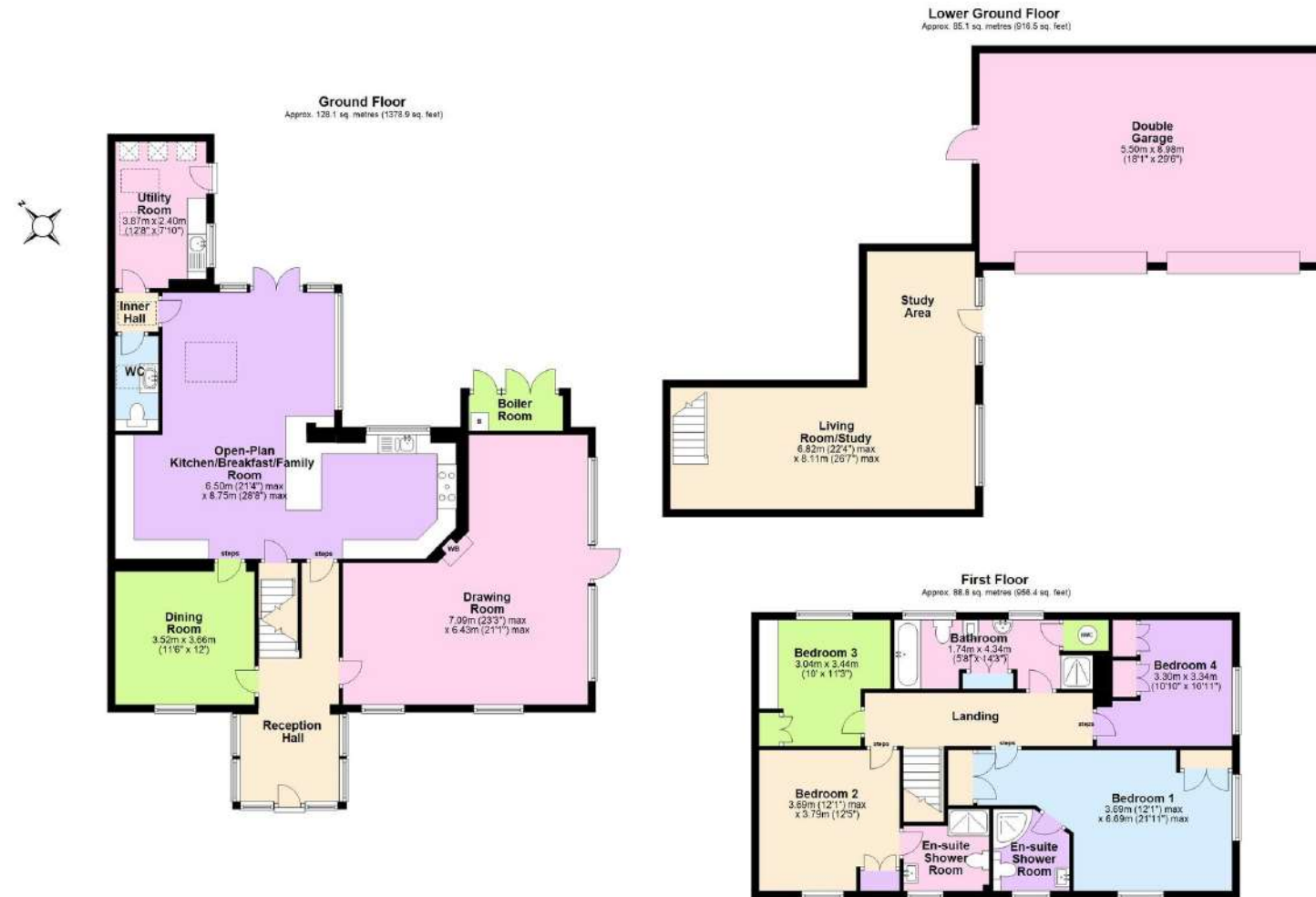
July 2024 FC00326 JRC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Photo for illustration purpose only - not to scale



**Broomy Green House, Checkley, Hereford**



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.

