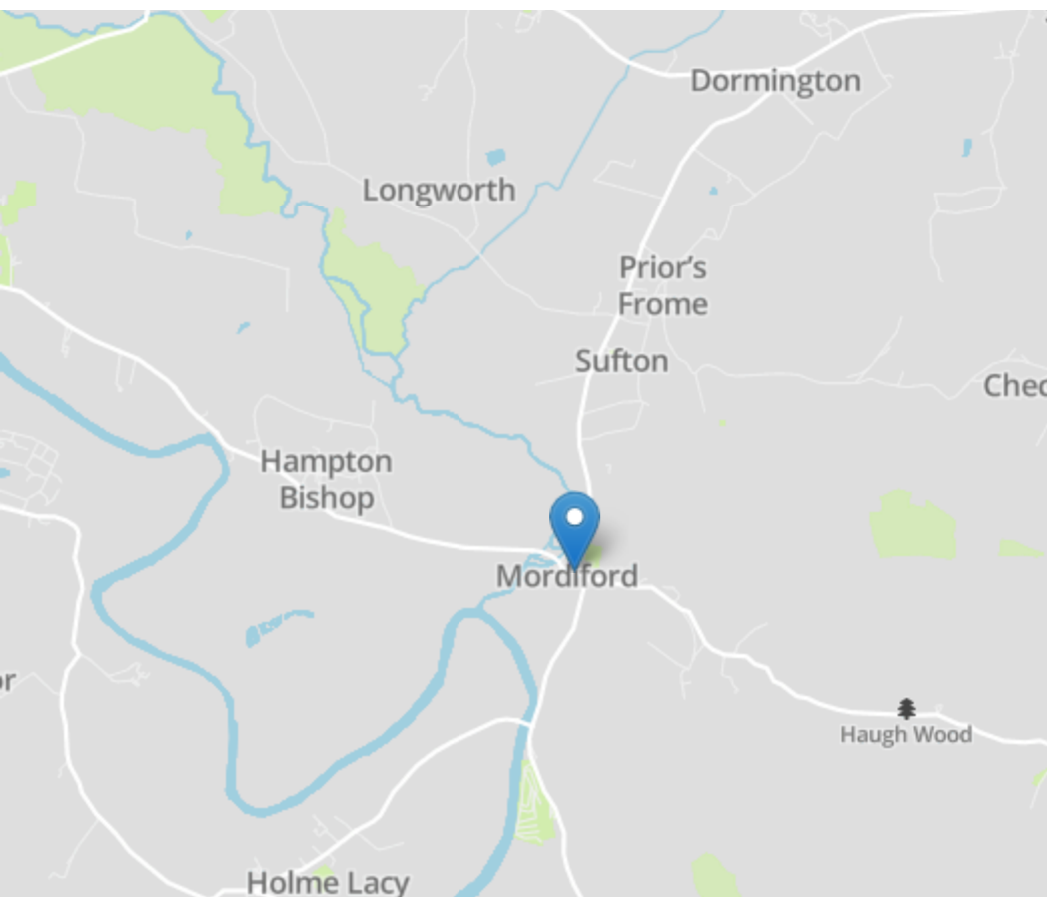




**DIRECTIONS**

From Hereford City proceed east on the A438 Ledbury Road, turn right onto the B4224 Hampton Park Road and continue for approximately 3.5 miles to the village of Mordiford proceeding over the stone bridge the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' //yoga.coveted.troll.



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

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

**Outgoings**

Council tax band 'C'

**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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	73	
(55-68)	<b>D</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			

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.

2 Wallflower Row,  
Mordiford Hereford HR1 4LN

**£350,000**



• 3 bedroom character mid terrace cottage • Downstairs shower room • Utility room • South facing rear garden

Hereford 01432 343477

Ledbury 01531 631177



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## OVERVIEW

A three bedroom mid terrace character cottage offering a wealth of charm, comprising two reception rooms, Kitchen/dining room, utility, ground floor shower room, three first floor bedrooms with a terrace off the one bedroom, family bathroom, and south facing gardens across beautiful Herefordshire countryside.

The village of Mordiford offers local amenities to include, Church, primary school, popular Public House, and beautiful rural walks to include the Wye Valley walk and Mordiford Loop. In the nearby village of Fownhope there are a range of amenities including a shop/post office, butchers, doctors surgery, two public houses, an exclusive health and leisure club (Wye Leisure), church, village hall and sports playing field, primary school, the property is also in the catchment area for Bishops secondary school, and the market town of Ross-on-Wye is easily accessible (9 miles) with access to the M50 motorway (jct 3).

In more detail the property comprises:

Double glazed stable door at the front elevation leads to:

### Entrance Hall

Having tiled floor, wall light.

Further wooden stable door leads to:

### Reception Room

3.9m x 3.9m (12' 10" x 12' 10")

With log burning stove set in a stone fireplace with feature bread oven to one side, double glazed window with part obscured glass and internal wooden shutters at the front elevation, two wall lights, exposed wooden beams, and exposed wooden flooring.

Just off the lounge area there's a further door to under stairs storage cupboard.

Door to:

### Second Reception Room/Ground Floor Bedroom

3.8m x 2.8m (12' 6" x 9' 2")

With radiator, exposed wooden flooring, exposed wooden beams, double glazed half obscured glass windows and internal wooden shutters to the front elevation, TV and telephone point.

From the first reception room a stable door leads to:

### Kitchen/Dining Room

6.66m x 3.6m (21' 10" x 11' 10")

Having double glazed windows, double glazed bi-folding doors both to the south facing rear elevation, and tiled floor.

Dining Area:

Having TV point, power points, radiator, and ceiling light point.

Opening through to:

Kitchen Area:

Having fitted soft close wall, base and drawer units, integrated Baumatic dishwasher, Belfast sink, wine/drinks chiller, Space for gas and electric (Flavel) cooker/hob, wooden oak working surfaces, splash tiling to the walls, continued tiling flooring, and spot lights above.

Doorway leads to:

### Utility Room

With continued tiled flooring, radiator, spot lights, working surfaces with fitted wall and base units which match the kitchen, space for tumble dryer, space and plumbing for washing machine.

Folding door to:

### Downstairs Shower Room

With continued tiled flooring, fully tiled walls, corner shower cubicle with mains shower system and sliding glass door, double glazed obscured glass to rear elevation, low level WC, and wash hand basin with hot and cold tap over.

From the entrance hall stairs leads to:

## FIRST FLOOR

### Landing

With carpet runner up the stairs, fitted carpet on the landing, double glazed obscured glass window to the side elevation, and airing cupboard housing the Ideal central heating combi boiler.

### Bedroom 1

4.2m x 4.4m (13' 9" x 14' 5")

With fitted carpet flooring, ceiling light point, two double glazed part obscured glass windows with internal shutters to the front elevation, either side of the chimney breast are wooden doored fitted storage, open fireplace, TV and telephone points, and wall mounted tower radiator.

Double glazed French double doors lead onto:

### Decked Terrace

This is a south facing decked area with views across the garden and beyond.

### Bedroom 2

2.8m x 3.9m (9' 2" x 12' 10")

With double glazed partly obscured glass window with internal shutters the front elevation, storage cupboard, radiator, carpet flooring, TV point, and telephone point.

### Bedroom 3

3.5m x 1.65m (11' 6" x 5' 5")

With carpet flooring, radiator, TV and telephone point, power points, ceiling light point, and double glazed window to the rear elevation with views over the rear garden and countryside.

### Bathroom

2.8m x 2.24m (9' 2" x 7' 4")

A good size bathroom comprising double glazed obscured glass window to the rear elevation, tiled floor, wooden panelling, corner shower cubicle fully tiled and mains shower with two shower heads, jacuzzi bath with hot and cold mixer tap, and shower attachment, low level high flush WC, vanity wash hand basin with mixer tap over, and towel radiator.

### OUTSIDE

The property is approached from the front aspect via a public pavement. The rear garden is accessed via the double glazed door from the dining room, where there is a large terrace/decked area and from here there are raised flower beds, large seating area creating a fabulous south facing space for outdoor entertaining. To one side there is a log store and the garden has a further array of shrubbery and a hedge line to one side which continues with fencing creating the boundary. A slabbed path circumferences a centre lawned area with shrubs and flowers dispersed. A timber framed pergola over a hot tub which can be negotiated if so desired, and from the decking there area steps down to an entertaining area and wrapping back around the property there are steps to a slabbed area and sheds. At one end of the garden there are vegetable beds further seating areas and a delightful archway leading to a personal bridge which is decked and goes over a stream. A separate gate at one side gives a right of access across the rear terraces.

## 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...

- Reception room 3.9m x 3.9m (12' 10" x 12' 10")
- Second Reception/Ground Floor Bedroom 3.8m x 2.8m (12' 6" x 9' 2")
- Kitchen/Dining Room 6.66m x 3.6m (21' 10" x 11' 10")
- Bedroom 1. 4.2m x 4.4m (13' 9" x 14' 5")
- Bedroom 2. 2.8m x 3.9m (9' 2" x 12' 10")
- Bedroom 3. 3.5m x 1.65m (11' 6" x 5' 5")
- Bathroom 2.8m x 2.24m (9' 2" x 7' 4")

## And there's more...

- Close to local amenities and beautiful walks.
- Popular village location.
- Commutable.