



**Fairlea, Woolhope, Hereford HR1 4QW**

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# Fairlea, Woolhope, Hereford HR1 4QW

A lovely and well-proportioned detached 3 double bedroom bungalow at village heart of highly desirable Woolhope, offering a two storey period annexe.

The separate annexe has been recently renovated and converted, and is oil-fired. The annexe is a red brick building with two storeys, is full of character, and has one bedroom.

**£650,000**

## Situation and Description

The quintessential village of Woolhope is situated amongst the most beautiful rolling countryside in Herefordshire and offers some most splendid walks, superb public houses and at the nearby village of Fownhope there are further amenities to include private leisure facility, local store and pub restaurants. Commutable to the M50 approximately 15 minutes away.

## OVERVIEW

### BUNGALOW

#### ENTRANCE PORCH

2.3m x 1.5m (7' 7" x 4' 11")

The entrance porch comprises of: a double glazed door to the front elevation; double glazed windows to the front and side elevations; spotlights, and a single glazed internal door with internal single glazed windows either side, this door leads into a large entrance hall.

#### ENTRANCE HALL

The large entrance hall comprises of: three ceiling light points; power points; an ethernet point; carpet flooring; a central heating radiator; a loft access; a storage cupboard with shelving and a ceiling point, and an airing cupboard housing the hot water cylinder with a pressure system.

#### LOUNGE

5.3m x 3.7m (17' 5" x 12' 2")

The lounge comprises of: carpet flooring; a ceiling light point; two central heating radiators; a television point; power points; a log burning stove, and double glazed French doors opening to the front patio entertaining space - overlooking far reaching countryside views.

#### KITCHEN/DINER

8.4m x 5m (27' 7" x 16' 5") MAXIMUM

The kitchen area comprises of: LVT flooring; spotlights; fitted base units with oak work surfaces over, as well as soft close doors and drawers; fitted wall units with soft close drawers; a fridge-freezer; a Bosch dishwasher; a pull-out bin; a Villeroy and Boch large Belfast sink, with drainage space and a mixer tap over; a Bosch induction four-ring electric hob, with a Bosch cooker hood over; an AEG electric oven, and an AEG microwave oven; tiling on the walls; a



double glazed window to the rear elevation; further storage space with soft close doors and drawers; a work surface with space for breakfast bar stools, and door leading to a small utility area.

The dining area comprises of: an internal hatch into the entrance hall; LVT flooring; power sockets with USB points; a central heating radiator; a double glazed window to the front elevation; a double glazed window to the side elevation; fitted storage space, and a large space that could hold approx. a ten-seater table.

#### UTILITY AREA

The small utility area comprises of: tiled flooring; a double glazed window to the rear elevation; a ceiling light point; space and plumbing for a washing machine, and space for another appliance, e.g., a tumble dryer.

#### INNER HALL

The inner hall comprises of: coat racks; a central heating radiator; LVT flooring; a ceiling light point; a double glazed door to the side elevation with an internal glazed panel; the consumer unit, the air source heat pump unit, and the electric meter.

#### CLOAKROOM

The cloakroom comprises of: lino flooring; a ceiling light point; a double glazed window to the side elevation with obscure glass and a tiled windowsill; a central heating radiator; a wash hand basin with hot and cold taps over; splash tiling, and a low level WC with a high level flush.

#### BATHROOM

The bathroom comprises of: entry from the entrance hall; lino flooring; spotlights; a bath with a chrome mixer tap over, and a shower attachment; splash tiling; a wash hand basin with hot and cold taps over; a low level WC with a low level flush; wall-mounted vanity space with a mirror; a wall heater; a chrome towel radiator; and, a shower cubicle with a glass swivel screen, a chrome mains shower unit, and fully tiled surround.

#### BEDROOM ONE

4.5m x 3.5m (14' 9" x 11' 6")

Bedroom one comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; power points; an internet point; a central heating radiator; a television point, and double doors opening to some

fitted storage/wardrobe.

#### BEDROOM TWO

3.35m x 3.05m (11' 0" x 10' 0")

Bedroom two comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the rear elevation; power points; a television point; a telephone point, and built-in storage with a hanging rail and shelving.

#### BEDROOM THREE

3.35m x 3.05m (11' 0" x 10' 0")

Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the side elevation; a central heating radiator; built-in storage, and power points.

#### ANNEXE

#### OUTSIDE THE ANNEXE

The outside area of the annexe comprises of: a carport with an oak frame and pitched tiled roof to the side elevation, outdoor power and light, and access to the annexe via double glazed door that steps up inside. At the back of the annexe, there is a doorway that goes through to a storage room.

The storage room comprises of: an inner hall; concrete flooring; a ceiling light point; electrical consumer unit for the annexe; the stone wall to the right - the roof has been connected to the wall; a wall light point; and, access to a WC: a ceiling light point, a low level WC, and a wash hand basin with a cold chrome tap over.

#### GROUND FLOOR

6m x 3.85m (19' 8" x 12' 8")

The ground floor comprises of: tiled flooring; spotlights; underfloor heating; a carpeted staircase leading to the first floor; double glazed windows to the front elevation overlooking spectacular countryside views; double glazed windows to the side elevation; large kitchen and utility space, and space for a lounge in this large open plan area; wall and base units with soft close doors and drawers; splash tiling over roll top work surfaces; integrated appliances to include: electrica Lamona four ring hob and oven and cooker hood over, Lamona dishwasher; stainless steel sink and drainer with one and a half bowl, and mixer tap over; space and plumbing for a washing machine; space for another appliance, e.g., a fridge, and, an understairs storage cupboard which



front elevation, overlooking fantastic countryside views.

#### OUTSIDE

##### OUTSIDE SPACE

The outside area comprises of: access to the property via wooden gates; large stone wall alongside the lane that runs across the rear and left hand side of the property; a recently installed retaining wall on the right hand side; to the right there is open countryside and lovely views; a lawn area that runs adjacent to the farmer's hedge; flower beds; planted shrubbery; rose bushes; a small gravel area used for off-road parking for the annexe; a tarmac driveway for the property with ample parking; a recently installed bunded oil tank, sat on a concrete pad which gives power to the annexe; patio slabs leading to a patio seating area to the front of the bungalow; railing around the patio space; a pathway that leads along the back of the bungalow; steps leading up to a two-tiered garden; further planted shrubbery surrounding the boundary of this lawn; an elevated wooden playhouse with steps leading to it; fencing adjacent to the neighbouring property, and the air source heat pump for the bungalow.

##### Planning Permission

Planning Permission Is Granted Under Application No: 240886

##### Directions

Proceed north on Victoria Street/A49, and continue for approx. 0.3miles; at the roundabout, take the second exit onto Newmarket Street/A438, and continue approx. 0.7miles; turn left onto St Owen's Street A438, and continue for approx. 0.2miles; turn right onto Eign Road/B4224, and continue for approx. 3.8miles; turn left and continue for approx. 1.9miles; continue straight for a further 0.7miles; continue onto Martins Close, and continue for approx. 0.2miles; turn right, and after approx. 250 ft, the property will be on the left hand-side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those that use what3words: //gearbox.newlyweds.remembers

##### Services

All mains services are connected to the property.

##### Tenure

Freehold.



house the consumer unit and underfloor heating maintenance.

##### FIRST FLOOR

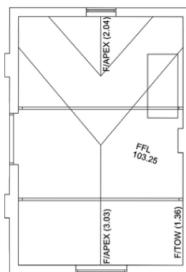
3.85m x 4.25m (12' 8" x 13' 11") - excluding the bathroom

The first floor comprises of: vaulted ceilings with exposed wooden beams; a double glazed window to the side elevation; a double glazed skylight window to the roof line; a central heating radiator; carpet flooring; two feature wall light points; a television point; an internet point; thermostat control; power points; a fitted storage cupboard, and a cavity sliding internal door leading to the bathroom.

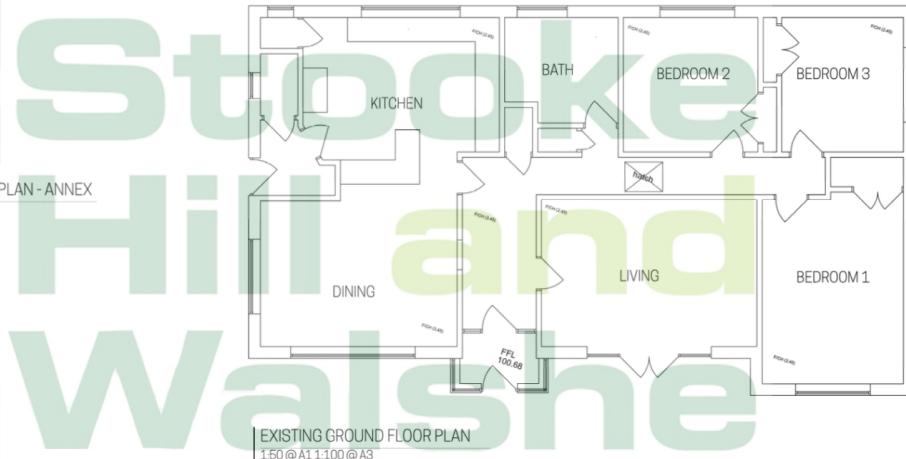
The bathroom comprises of: lino flooring; two ceiling points; an extractor point to the wall; a central heating radiator; a vanity wash hand basin with a chrome mixer tap over; a wall mounted feature LED mirror; a low level WC with low flush; a bath with a chrome mixer tap over and fully tiled surround; a shower cubicle with a swivel glass screen, fully tiled surround, and a mains shower unit; and double glazed window to the



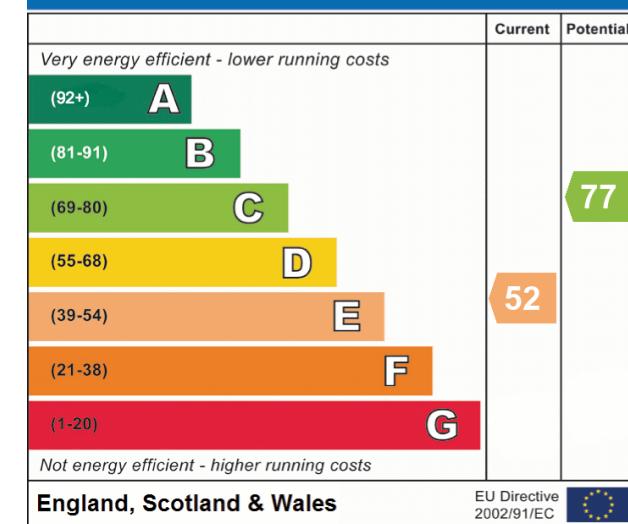
EXISTING GROUND FLOOR PLAN - ANNEX  
1:50 @ A1 1:100 @ A3



EXISTING FIRST FLOOR PLAN - ANNEX  
1:50 @ A1 1:100 @ A3



## Energy Efficiency Rating



**MIDDESCRIPTION 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 of 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 fact. (4) Any intending purchaser must satisfy himself by inspection or 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 or warranty, whatever in relation to this property.

8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: [hereford@stookehillandwalshe.co.uk](mailto:hereford@stookehillandwalshe.co.uk)

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: [ledbury@stookehillandwalshe.co.uk](mailto:ledbury@stookehillandwalshe.co.uk)

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)





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