



**Jalna, Hope-under-Dinmore, Leominster,
Herefordshire HR6 0PP**

**Stooke
Hill and
Walshe**
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**Jalna, Hope-under-Dinmore, Leominster, Herefordshire
HR6 0PP**

A 3 bedroom detached bungalow standing in an elevated position and enjoying rural countryside views. Benefiting from an acre of grounds and woodland, the spacious accommodation comprises: porch, entrance hall, shower room, living room, kitchen, dining room, ground floor bedroom, study, conservatory, store room, two first floor double bedrooms and family bathroom, garage, carport, summerhouse and ample parking.

£475,000



and mixer tap over, low level WC, radiator, fully tiled shower cubicle with electric shower and folding glass screen.

Lounge

5.333m x 3.6m (17' 6" x 11' 10")

Having french glazed doors from the hall, 3 wall light points, ample power points, TV point, radiator, feature chimney breast housing the log burning stove with oak surround, carpet flooring, double glazed window to the rear elevation, double glazed single door to the front elevation leading out onto the entrance terrace, and double glazed panelling either side with fitted blinds internally, and in all the elevated views are beautiful.

Dining Room

3.47m x 3.0m (11' 5" x 9' 10")

With tiled flooring, light point, radiator, double glazed window to the rear elevation, and power points.

Archway through to:

Kitchen

3.678m x 3.015m (12' 1" x 9' 11")

Having the continued tiled floor from the dining room, working surfaces fitted over oak base units and drawers, splash tiling, wall mounted units with LED feature lighting, space for gas oven, space for fridge, freezer, space and plumbing for dishwasher, space for an additional appliance, Lamona stainless steel sink with drainer and mixer tap over, wall mounted Worcester central heating boiler, separate electric immersion heater for the hot water, power points, TV points, double glazed window and double glazed door to the rear elevation.

Study

2.135m x 2.72m (7' 0" x 8' 11")

With carpet flooring, ceiling light point, radiator, and power points.

Timber french doors opening through to:

Conservatory

3.85m x 4.775m (12' 8" x 15' 8")

Of part brick and part timber construction, carpet flooring, ceiling light point with ceiling fan, radiator, power points, surround timber framed double glazing with far reaching views, and patio sliding doors leading to the outside.

Ground Floor Bedroom

3.1m x 3.1m (10' 2" x 10' 2")

With carpet flooring, ceiling light point, double glazed window to the rear elevation, radiator, and power points.

Lower Ground Floor

Stairs internally from the inner hall on the the ground floor, leads to the garage, via a very large sliding door, and comprises; carpet flooring, ceiling light point, over stair storage space, second storage area with fitted fittings, laminate flooring and further storage.

Steps leading to:

Loft Room

3.15m x 2.35m (10' 4" x 7' 9")

This is situated above the garage, ideal for storage, and comprises; carpet flooring, spot lights, eaves access either side, power points, double glazed window with views across the countryside.

Garage

3.325m x 5.0m (10' 11" x 16' 5")

With electric up and over door at the side, double glazed window at the front elevation, ample power, ceiling light point, work benches, fitted storage, under stairs storage cupboard and pump for the water which is from a bore hole.

From the entrance hall on the ground floor, a stairs leads to:

FIRST FLOOR

Landing

Having ceiling light, loft access, storage/airing cupboard, double glazed window to the rear elevation, overlooking the rear garden and woodland beyond.

Bedroom 1

3.1m x 4.6m (10' 2" x 15' 1")

With ceiling light point with ceiling fan, radiator, telephone and power points, and double glazed windows to both the side and rear elevations having beautiful elevated views across the countryside.

Bedroom 2

3.0m x 4.6m (9' 10" x 15' 1")

With carpet flooring, ceiling light point, radiator, eave access for further storage, and double glazed window to the front elevation with far reaching elevated views.

Shower Room

Recently re fitted with lino flooring, ceiling light point, chrome towel radiator, vanity wash hand basin with splash tiles and mixer tap, further vanity space, LED wall mounted feature mirror, low level WC, fully tiled shower cubicle with mains shower unit with 2 shower heads and glass screen and double glazed obscured glass to the front elevation.

Situation and Description

Located in a private, secluded position in the heart of the village of Hope Under Dinmore. The village itself is conveniently situated, being just under 5 miles from the historic town of Leominster and 10 miles from the city of Hereford. The popular market town of Leominster has local shops, a weekly open air market, national supermarkets, schools, train station and a host of recreational facilities. Hereford City offers further extensive facilities and commuting is an advantage from this property.

A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

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In more detail the property comprises:

Steps leading up to a wooden front door leads to:

Entrance Porch/Utility

2.3m x 1.45m (7' 7" x 4' 9")

With lino flooring, 2 wall light points, roll top working surfaces with fitted base units, storage shelving, space and plumbing for washing machine, space for tumble dryer, power and double glazed window to the front elevation with elevated views over adjacent countryside.

Internal double glazed door leads to:

Entrance Hall

A good size entrance hall comprising; 2 ceiling lights, lino flooring, 2 radiators, telephone point, and power point.

Shower Room

Being recently refitted and comprises, lino flooring, ceiling light point, extractor point, double glazed obscured glass window to the front elevation, wash hand basin with tiling



Carport

This is a lean-to design and has corrugated sheets to the roof, steel frame, power and lighting.

Summer House

3.7m x 3.7m (12' 2" x 12' 2")

A delightful elevated summerhouse which enjoys fantastic views of the surrounding countryside, with light, power, wooden floors, and double glazed timber door at the front, opening onto a large decking area, ideal for entertaining.

AGENTS NOTE

The property is on private drainage which is shared with 4 properties, and its situated on the boundary of the neighbouring property. LPG gas tank situated at the front garden. Water is from a bore hole and the pump is at number 4 and also at this property.

Directions

From Stooke, Hill and Walshe office in Hereford City, proceed north on A49 towards Leominster, after approximately 7.1 miles turn left towards onto Tavern Meadow and to wards the village of Hope Under Dinmore, upon entering the village the property can be found on the left hand side as indicated by Stooke, Hill and Walshe For Sale Board. For those who use 'What3words'///writings.schematic.ozone

Services

Private drainage, mains electricity. Bore hole on site for water. LPG gas.

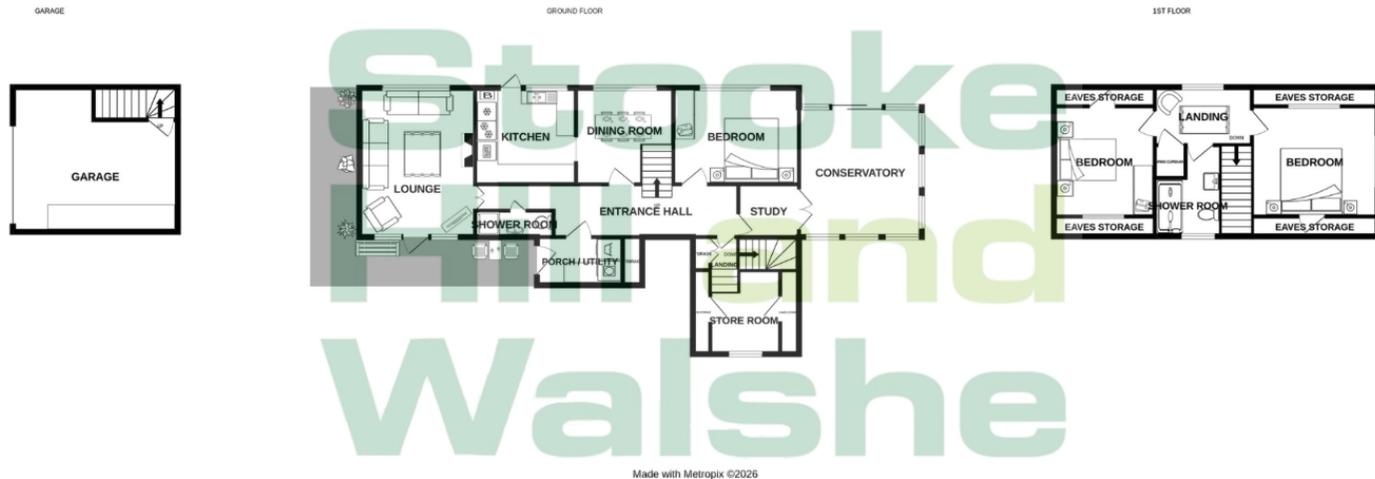
Tenure

Freehold



OUTSIDE

The property is approached from a drive which services 5 properties in total, and from here the tarmacadamed drive to this property slopes upwards to its elevated position, where there is parking for several vehicles, which in turn leads to the garage and the carport. The front garden there is a retaining stone wall to the side, from here being laid to lawn with a range of mature trees, including magnolia, and shrubs, there is also a paved seating area which is ideal for enjoying the rural countryside views. At the bottom of the garden stands the LPG tank. Steps lead up to the front entrance terrace and is secured via a gate and at the rear there are patio slabs directly off the property, and in turn wraps around to a patio seating area which is adjacent to the conservatory. The rear is tiered and has a selection of levels and theres a number of steps reaching the summer house at the top of the garden by the woodland behind. The tiered areas are created with sleepers supporting the ground. A lawned area where a rotary line can be erected, storage shed, further elevated patio area. From here a slated path flows up to the pinnacle of the garden with further shrubs, flowers, trees, another shed, until at the top there is a summer house with terrace, which is decked. Behind the summer house, is a section of woodland, which belongs to the property and its a haven for wildlife for those who enjoy being close to nature.



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, Hil & Walshe nor any person in their employment has the authority to make or give any representation or warranty, whatever in relation to this property.

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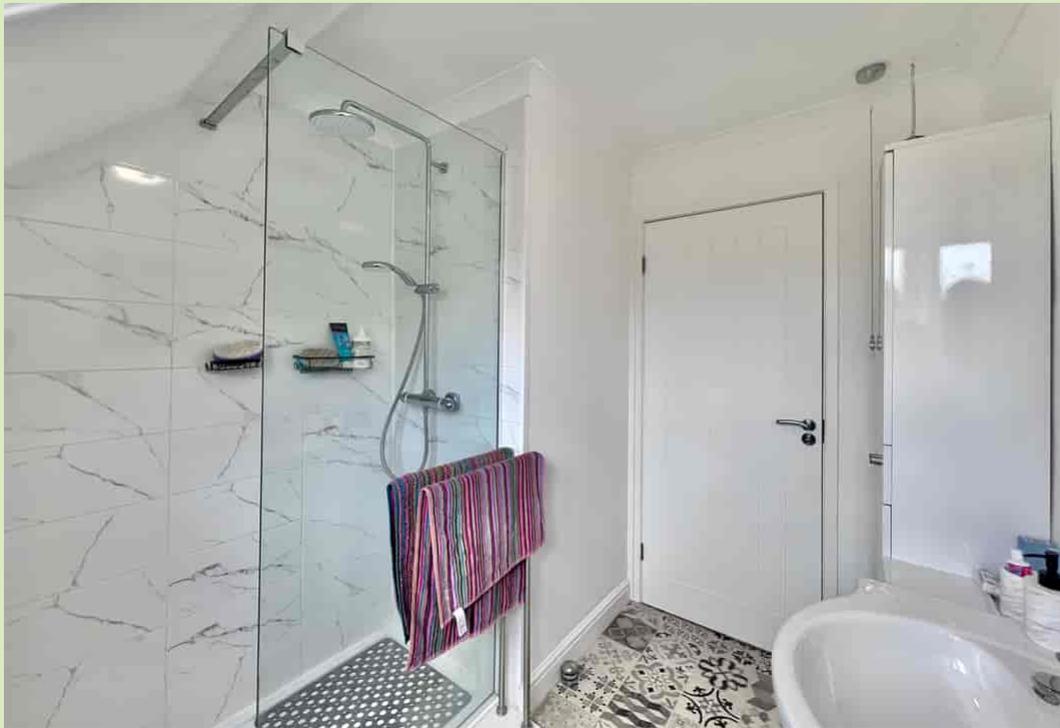
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