



DIRECTIONS

From Hereford City proceed west onto A438 Whitecross road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, at the traffic lights turn left onto A4103 Roman Road and turning right towards Burghill and Tillington, after approximately 1 mile turn right towards Burghill village and after passing the Church on the left hand side, turn right onto Haymeadow Lane, then right again, follow the lane, keeping right and number 16 can be found on the bottom of the cul-de-sac on the right hand side as indicated by Stooke Hill and Walshe For Sale Board. For those who use



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'E'

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+)	A	67	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	82
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

16 Haymeadow Lane
Burghill Hereford HR4 7RZ

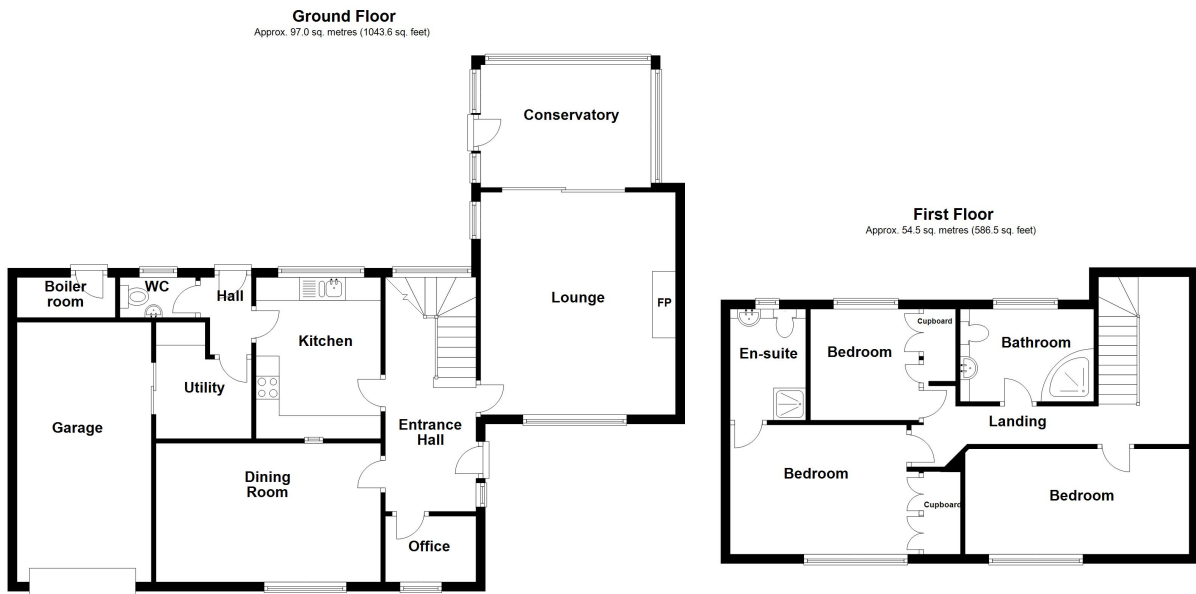
£415,000



- Detached Dormer Style Property.
- 3 bedroom, 2 bathrooms
- garage and off road parking
- Beautifully presented west facing rear garden

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 151.4 sq. metres (1630.1 sq. feet)
16 Haymeadow Lane, Burghill

OVERVIEW

A detached dormer style property, benefiting from two reception rooms, conservatory, utility room, conservatory, three bedrooms, two bathrooms, reasonable size west facing garden, garage and ample off road parking. This desirable 3 bedroom detached dormer style property is situated in the popular village of Burghill which offers a variety of local amenities to include golf course with restaurant and bar, local village hall with various social activities providing activities for both young and older generations, a rural bus service to and from Hereford city and a shared local shop with the neighbouring village of Tillington providing everyday essentials. The village is located approximately 4 miles North West of Hereford city centre.

The property has been very well maintained throughout by the current owners who have lived in this property for over 40 years. Offering ideal family or retirement accommodation and internal inspection is highly recommended.

In more detail the property comprises:

GROUND FLOOR

Canopy Porch

Having outside light.
Door to:

Reception Hall

With radiator, and understairs storage facility.
Oak glazed doors to:

Study

1.45m x 1.91m (4' 9" x 6' 3")
With window to front, power points, and radiator.

Living Room

4.85m x 4.22m (15' 11" x 13' 10")
With window to front outlook, feature fire place with wood burning stove in recess fireplace, wall lights, coving, and double panelled radiator.
Sliding patio doors to:

Conservatory

2.86m x 3.95m (9' 5" x 13' 0")
Being uPVC construction, ceramic tiled flooring, door to garden area, and window blinds to all glazing including the roof.

Dining Room

3.05m x 4.80m (10' 0" x 15' 9")
With double glazed window to front outlook, wall light points, coving, and glazed serving hatch to kitchen.

kitchen

3.45m x 2.72m (11' 4" x 8' 11")
With window to rear overlooking the garden, range of light oak units with laminate worktops and cupboards and drawers under, 1.5 bowl sink with drainer, integrated Neff dishwasher, Neff four ring gas hob with Neff oven under and extractor canopy and light over, eye level wall cupboards to include glass fronted display cabinets, wood effect flooring, tall vertical radiator, and power points.
Door to:

Lobby

With door to outside.
Door to:

Utility Area

With power points, laminate flooring, and door to Garage.
Door to:

Cloakroom

With low flush WC., wash hand basin, ladder style radiator, and fully tiled.

FIRST FLOOR

Landing

With window to side, radiator, and access to roof space.
Doors to:

Master Bedroom

4.24m x 2.78m (13' 11" x 9' 1")
With large dormer window to front with outlook over the cul-de-sac and open countryside beyond, range of fitted furniture to include two double wardrobes, radiator, and power points.
Door to:

En-Suite

With corner shower cubicle , closed low flush w.c., vanity style wash basin with utensil storage, and ladder style radiator.

Bedroom 2

4.85m x 2.27m (15' 11" x 7' 5")
With larger dormer window to front, radiator, and power points.

Bedroom 3

2.38m x 2.48m (7' 10" x 8' 2")
With dormer window with rear outlook, range of fitted wardrobes, and radiator.

Family Shower Room

With window to rear, vanity wash hand basin with storage below and to the side, enclosed low flush w.c., larger fully tiled corner shower cubicle, ladder style radiator.

OUTSIDE

The property is approached from the cul-de-sac via a large tarmacadam driveway with turning facilities and ample parking. the front garden is laid to lawn with shrub and floral borders, and is bound by ornamental brick walling. The well presented rear garden can be accessed to either side of the property and comprises a large patio seating area leading to lawned gardens with floral and shrubbery borders with a further seating area ideal place to enjoy the evening sun. Garden/Bike Store is located to the side of the property and a further garden store. The garden is a reasonable size but remains easily maintainable and is a delightful feature of the property.

Garage

2.89m x 5.6m (9' 6" x 18' 4")
Accessed from the driveway with single up and over door, power and light connected.



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...

- ✓ Living Room 4.22m x 4.85m (13'10 x 15'11)
- ✓ Conservatory 3.95m x 2.86m (13' x 9'5)
- ✓ Dining Room 4.80m x 3.05m (15'9 x 10')
- ✓ Kitchen 2.72m x 3.45m (8'11 x 11'4)
- ✓ Master Bedroom 2.78, x 4.24m (9'1 x 13'11)
- ✓ Bedroom Two 2.27m x 4.85m (7'5 x 15'11)
- ✓ Bedroom Three 2.48m x 2.38m (8'2 x 7'10)
- ✓ Garage 5.68m x 2.89m (18'8 x 9'6)

And there's more...

- ✓ Popular village location
- ✓ Close to 2 well renowned Golf Courses
- ✓ Close to local amenities