



Lime Tree House

Fownhope

Hereford

HR1 4NN



Lime Tree House, Fownhope, Hereford HR1 4NN

A striking modern detached house pleasantly located within the highly favoured village of Fownhope offering ideal family accommodation with 4 bedrooms (2 en-suite), study, open plan kitchen/breakfast/dining room, gas central heating (underfloor at ground level), power-coated double glazing, detached double garage and good size gardens.

Fownhope is a thriving village within which there is a variety of amenities which include a shop/post office, butchers, two public houses, an exclusive health and leisure club (Wye Leisure), village hall, church, doctor's surgery, sports playing field, bus service and primary school. The property is also in the catchment area for Bishops Secondary School. There are also some lovely nearby woodland walks and the River Wye runs through the village providing some excellent recreational opportunities.

Constructed in 2015 to an extremely high standard by a well respected local builder, GSH Builders (Ledbury) Limited in a contemporary-style design and being highly energy efficient with powder-coated double-glazing, gas-fired central heating (under-floor at ground floor level), with very well-planned accommodation and symmetrical bedroom space ideal for family purposes and also suitable for retirement having good-sized, but easily maintained gardens.

Reception Hall

Alarm control panel, tiled flooring, glazed door to rear, understairs storage cupboard with under-floor heating control and central heating programmer, central heating, thermostat and smoke alarm.

Cloakroom

Wash hand basin, WC, tiled floor and extractor fan.

Study

Oak flooring and window to front.

Lounge

Oak flooring, wall light points, triple aspect with French doors and two sets of full-length double windows.

Open-Plan Kitchen/Breakfast/ Dining Room

Wall light points, French doors and full-length double windows to front. Kitchen/Breakfast Room - fitted with a range of high gloss contemporary-style units with work surfaces incorporating a 1½ bowl sink unit with mixer tap, built-in dishwasher, built-in electric double oven and microwave with heating tray under, central island station with breakfast bar, four-ring electric induction hob and extractor hood, tiled flooring, downlighters, smoke alarm, built-in fridge/freezer, windows and doors to patio.

Utility Room

Sink unit, work surfaces and splashbacks, cupboards under, plumbing for washing machine and space for tumbledryer, storage unit, gas-fired central heating boiler, electric fuse-box, hatch to roof space, tiled flooring, window and side entrance door.

A staircase leads from the reception hall to the massive

First Floor

Atrium-Style Landing

Four Velux roof windows and two side windows, access to eaves storage and radiator.

Bedroom 1

Radiator, windows to two elevations, walk-in wardrobe/dressing room with radiator and window, **En-Suite Shower Room** with double-width tiled shower cubicle with mains fitment, glass screen, wash hand basin, WC, tiled flooring, ladder-style radiator, extractor fan, downlighters and window.

Bedroom 2

Radiator, windows to two elevations, walk-in wardrobe/dressing room with radiator and window, **En-Suite Shower Room** with double-width tiled shower cubicle with mains fitment, glass screen, wash hand basin, WC, tiled flooring, ladder-style radiator, extractor fan, downlighters and window.

Bedroom 3

Built-in wardrobe, radiator, hatch to roof space and window.

Bedroom 4

Built-in wardrobe, radiator and window.

Bathroom

White suite comprising bath with mixer tap and shower attachment, tiled surround, wash hand basin, WC, tiled flooring, sun-pipe, ladder-style radiator, downlighters and extractor fan.

Outside

There is a tarmac driveway (which serves two properties) and leads to a gravelled parking area with stone retaining wall and to the Detached Double Garage with remote

controlled electric up and over door, light, power, eaves storage space and side access door.

The property stands in good-sized gardens which are mainly lawned and enclosed by hedging with lime trees and flagstone patio areas. Outside light and water tap.

General Information

Services

Mains water (metered), electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas fired central heating.

Outgoings

Council Tax Band 'G'

Water and drainage - metered supply.

Tenure & possession

Freehold with vacant possession on completion.

Agents Note

The property is NHBC Registered.

Directions

From Hereford proceed initially towards Ledbury on the A438, just past the Fire Station turn right onto the B4224 towards Fownhope (Eign Road). Continue through the villages of Hampton Bishop and Mordiford, the entrance drive to the property will be located on the left-hand side almost immediately on entering the village (before the village shop).

Viewing

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

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

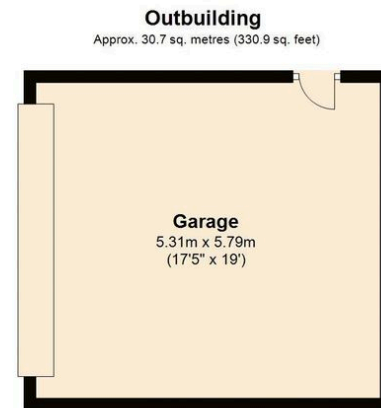
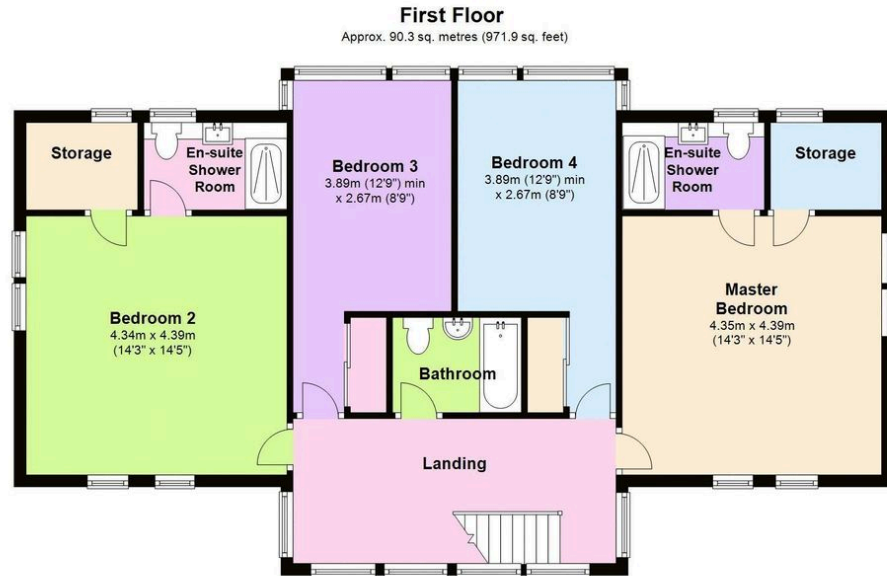
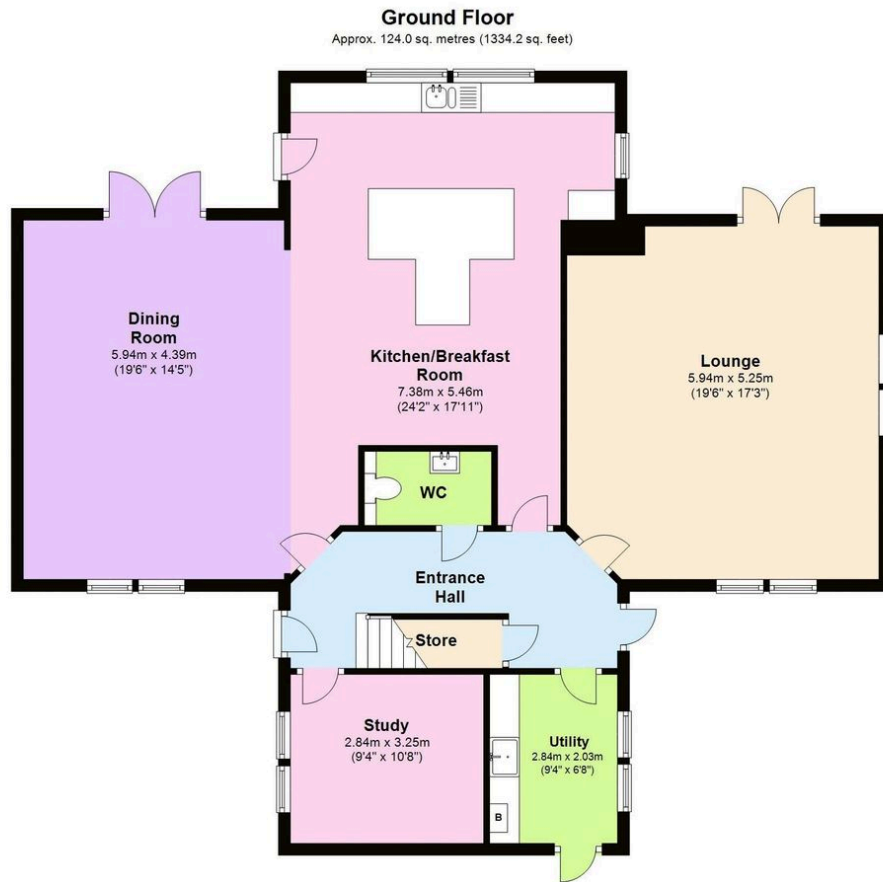
Saturday 9.00 am - 2.00 pm

JRC FC00013 January 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC







Total area: approx. 245.0 sq. metres (2637.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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