

Orchard Bank, Church Lane
Hampton Bishop Hereford HR1 4JY

£625,000



- A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL
- Corner plot position with wrap around gardens

OVERVIEW

Occupying a corner plot position, a beautifully presented four bedroom detached property benefiting from kitchen/dining, two reception rooms, separate utility, upgraded bathrooms, detached double garage and wrap around gardens.

The popular village of Hampton Bishop is approximately 3 miles southeast of Hereford City, and being in a conservation area it is nestled between the rivers Wye and Lugg offering extensive riverside walks with the nearby Haugh Woods providing over 800 acres of trails for hiking, and some most quintessential walks. The village has historical character with 16th and 17th century timber framed houses dispersed within the more modern properties, only a short walk away is the well renowned Bunch of Carrots public house which is a popular riverside pub with carvery restaurant, local village hall with various community events, and in all this village offers the best of both worlds lifestyle, by being a well connected area for commuting as access to the M5 and M50 is reachable making it feasible for those working in Worcester (approx. 25-30 miles away) or the West Midlands.

In more detail the property comprises:
Double glazed front door leads to:

Reception Hall

With LED recessed ceiling light, radiator, wooden double glazed window to side, storage cupboard and parquet flooring.

Door to:

Office

Having wooden double glazed window to front, shelving, radiator, telephone point, power points, and laminate flooring.

Kitchen/Dining Room

6.2m x 5.3m (20' 4" x 17' 5")

Fitted with a range of units comprising 1.5 bowl sink with drainer and mixer tap over, range of base units with granite working surfaces over, central island/breakfast bar with base units under and granite working surface, range of wall units, integrated 4 ring gas hob with extractor fan over, integrated double oven and grill, integrated dishwasher, space for fridge/freezer, radiator, cooker point, T.V. aerial point and power points. Wooden double glazed window to rear and Anthracite tiled flooring.

Opening through to:

Dining room with spot lighting, newly double glazed wooden doors to rear, radiator, power points, and anthracite tiled flooring.

Utility

3.4m x 2.9m (11' 2" x 9' 6")

Fitted with a range of units comprising sink unit with drainer, tiled splashback, range of base units with working surface over, space and plumbing for automatic washing machine, space for fridge/freezer, wooden double glazed door to side, wooden double glazed window to side, gas fired Worcester Bosch combination boiler servicing domestic hot water and central heating, power points and Manhattan Anthracite tiled flooring.

Downstairs WC

Having suite comprising low flush W.C., wooden double glazed window to side and Manhattan Anthracite tiled flooring.

Sitting Room

3.0m x 4.2m (9' 10" x 13' 9")

Having wooden double glazed doors to side, wooden double glazed window to rear, power points, T.V. aerial point, radiator and Oak effect laminate flooring.

Lounge

5.0m x 4.1m (16' 5" x 13' 5")

Having feature fireplace with freestanding coal effect gas fire, radiator, tiled hearth and wooden mantel over, wooden double glazed windows to front and side, T.V. aerial point, telephone point and power points.

FIRST FLOOR

Large Gallery Style Landing

Having wooden double glazed window to front, 2 storage cupboards, new LED recessed ceiling lights, radiator and power point.

Bedroom 1

6.8m x 4.3m (22' 4" x 14' 1")

Having a range of fitted wardrobes, wooden double glazed window to rear, T.V. aerial point, new LED recessed ceiling lights, radiator and power points.

Door to:

En-Suite Shower Room

With suite comprising low flush W.C., wash hand basin, walk-in shower, newly double glazed wooden windows to rear, Manhattan Anthracite tiled flooring and new LED recessed ceiling lights.

Bedroom 2

3.5m x 4.3m (11' 6" x 14' 1")

Having built-in wardrobes, radiator, T.V. aerial point, double glazed window to rear and power points.

Bedroom 3

3.6m x 4.1m (11' 10" x 13' 5")

Having T.V. aerial point, power points, radiator and wooden double glazed window to front

Bedroom 4

2.4m x 3.9m (7' 10" x 12' 10")

Having built-in cupboard, T.V. aerial point, power points, new LED recessed ceiling lights, radiator and wooden double glazed window to front.

Bathroom

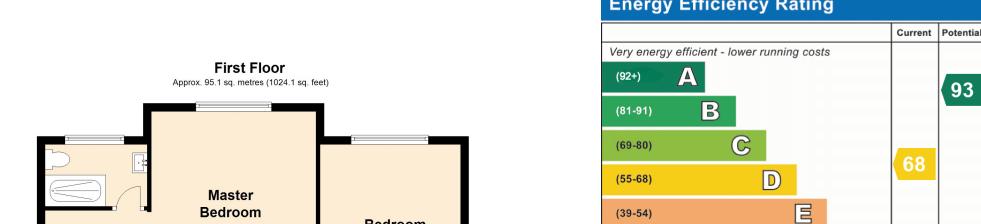
Having suite comprising panelled bath with shower head over, walk-in shower cubicle, wash hand basin with vanity unit below, low flush W.C., tiled surround, Manhattan Anthracite tiled flooring and newly double glazed windows

OUTSIDE

The property is approached to the front over a gravelled driveway providing parking for several vehicles and leading to the detached double garage. The gardens enjoy lawned areas interspersed with a mixture of mature trees and plants, hedge boundary. Raised decking area provides outdoor seating area. Outdoor security lights.

Detached Double Garage

With up and over doors, power and light. Space for tumble dryer



Total area: approx. 188.5 sq. metres (2028.5 sq. feet)

GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, water and gas. Shared drainage system

Outgoings

Council tax band 'G'

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.

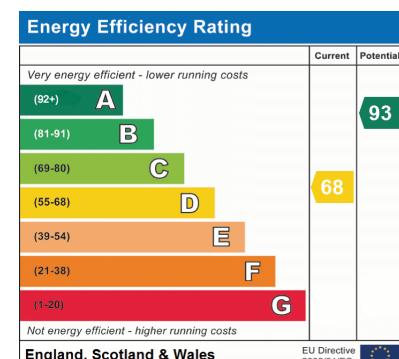
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12.30 pm



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