



# Rudge End Cottage

Woolhope, Hereford  
HR1 4QH



# Rudge End Cottage, Woolhope, Hereford, HR1 4QH

**Occupying an idyllic rural location, with stunning views, an extended Grade II Listed detached cottage in excellent order and with a wealth of character, excellent parking, detached double garage and gardens extending to approximately 3/4 of an acre.**

This delightful detached Grade II Listed property is pleasantly located in an historic rural location, between the village of Fownhope (1 mile) within the Woolhope Dome, close to Haugh Woods, in an area noted for its lovely walks.

Fownhope is a vibrant village within which there are a range of amenities including a village hall, shop/post office, doctors surgery, church, 2 public houses, an exclusive health and leisure club (Wye Leisure), bus service, sports playing field, primary school and the property is also in the catchment area for Bishops secondary school.

The original black & white cottage has been significantly extended and updated, and provides characterful accommodation with double-glazing, electric heating and has the benefit of excellent parking, a double garage with attic room over, and extensive patios and lawned gardens with the whole extending to approximately 3/4 of an acre.

## **Living room**

Exposed ceiling timbers, inglenook-style fireplace with Clearview woodburning stove on a raised hearth, hardwood flooring, electric heater, understairs store cupboard, 2 windows to front, door to

## **Inner hall/dining room**

Exposed timbering, hardwood flooring, electric heater, double doors to side, window to rear.

## **Bathroom**

Having a roll-top bath with mixer tap/shower attachment, wash hand basin with cupboard under, WC, electric heated towel rail, part boarded walls, window, extractor fan.

## **Kitchen**

Fitted with range of traditional style base units with oak worksurfaces, tiled floor, Belfast sink unit with mixer tap, electric heater, space for range-style cooker with extractor hood, central island station with hardwood top, built-in dishwasher, built-in fridge/freezer, 2 windows to side, archway into the

## **Sitting room**

Tiled floor, recessed fireplace with woodburning stove on a flagstone hearth, electric heater, windows to front and side. A door leads from the kitchen to the

## **Utility room**

Tiled floor, electric fuseboard, window to rear, walk-in cupboard with plumbing for washing machine, space for tumble drier and shelving.

Side entrance hall

Tiled floor, door to parking area.

A staircase leads from the inner hall/dining room to a half-landing and staircase to

## **Inner landing**

Airing cupboard with hot water cylinder.

## **Bedroom 1**

Hardwood flooring, electric heater, windows to side and rear.

## **Dressing room**

Range of fitted wardrobes, dressing table, window to side.

## **Shower room**

Tiled shower cubicle with mains fitment, wash hand basin, WC, electric heated towel rail, tiled floor, part-tiled walls, store cupboard with granite top, extractor fan, window to side.

## **Second landing**

Window, store cupboard, hatch to roof space.

## **Bedroom 2**

Hardwood flooring, electric heater, windows to front and rear.

## **Bedroom 3**

Hardwood flooring, electric heater, window to front.

## **Outside**

The property is approached via a splayed entrance drive with gated stone pillars leading to a gravelled parking and turning area. **Detached double** garage(with partition), 2 sets of double doors, light and power. There is external access, via stone steps, to an

## **Attic room/office**

Store cupboards, light, power and window.

## **Gardens**

The property stands in approximately 3/4 of an acre of mainly lawned gardens, which are interspersed with a variety of ornamental and mature trees and offer an excellent degree of privacy and seclusion, and there are spectacular views.

Immediately adjoining the property is a large paved patio with stone retaining wall and steps leading to the upper patio/seating area. There is a Summer House, log store, a brick-built barbecue, outside lights and water tap. Original Well.



### Services

Mains electricity and water are connected. Private drainage system. Electric heating.

### Outgoings

Council tax band F, payable 2024/25 £3375.13 Water rates are payable.

### Directions

From Hereford proceed initially on the A438 towards Ledbury and then, just past Hereford Fire Station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford into Fownhope and then, at the staggered crossroads (just past the village shop), turn left signposted Woolhope. The property is located on the left-hand side after approximately 1 mile.

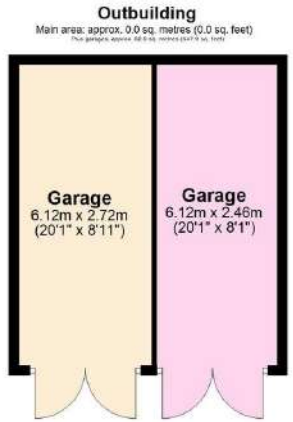
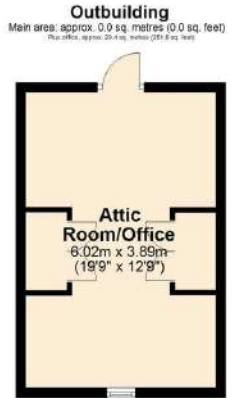
### Viewing

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

### Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.





Main area: Approx. 147.6 sq. metres (1588.4 sq. feet)  
Plus garages, approx. 32.3 sq. metres (347.9 sq. feet)  
Plus office, approx. 23.4 sq. metres (251.8 sq. feet)  
This plan is for illustrative purposes only  
Plan produced using PlanIt.



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

