



## DIRECTIONS

Proceed north on Victoria Street/A49, and continue for approx. 0.3miles; at the roundabout, take the second exit onto Newmarket Street/A438, and continue for approx. 0.4miles; turn left onto Commercial Road/A465, and continue for approx. 1.4miles; at the roundabout, continue straight from approx. 6.3miles; turn left onto A417, and continue for approx. 0.3 mile; turn right onto Bowley lane, then after approx. 0.5miles, the property will be on the left hand-side. For those who use what3words: ///washroom.contacts.suppers



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

Mains Gas, electricity, and water are connected to the property. Private drainage.

### 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+)	<b>A</b>	100
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	56
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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.

Woodside, Bowley Lane  
Bodenham Hereford HR1 3LF

£450,000



• No onward chain • over 1/2 acre of gardens and grounds • detached black and white cottage • fantastic views

Hereford 01432 343477

Ledbury 01531 631177





## OVERVIEW

Pleasantly located in Bowley Lane on the north side of the popular village of Bodenham which hosts an excellent selection of amenities to include public house, primary school, general stores, church, village hall, doctors surgery and is a thriving community, host of countryside walks within easy reach of the property giving this property a true diversity for an incoming purchaser. With the market town of Leominster being to the north, and south is the City of Hereford, this property is well situated for commuters who wish to reach the midlands and the southwest.

In more detail the property comprises:

## GROUND FLOOR

### Canopy Porch

Front door leads to:

### Reception Hall

With large walk-in cloaks/airing cupboard with lagged hot tank, fitted immersion heater and slatted shelving over, access to roof space, radiator, and natural stone wall. Opening through to:

### Inner Hallway

With further multi-glazed door opening through to:

### Sitting Room

3.40m x 6.24m (11' 2" x 20' 6")  
With feature inglenook fireplace to one end with oak mantle over and natural stone surround, fitted 'Clearview' wood burning stove, wealth of exposed wall and ceiling timbers, double glazed windows with outlook to the front, radiator, power points, and an opening with a window giving an outlook to the front and historical access to what would have been the original front door which is now used for storage.  
Opening between exposed ceiling timbers to:

### Dining Room

2.95m x 3.0m (9' 8" x 9' 10")  
With radiator, power points, exposed ceiling timbers, and this area opens up with vaulted ceiling and sky lights providing a huge amount of light.  
Double doors opening to:

### Conservatory

3.0m x 3.0m (9' 10" x 9' 10")  
Of uPVC double glazed construction, with ceramic tiled floor, radiator, power points and double doors opening out onto the garden and the stunning elevated views across the open countryside.

### Kitchen

3.47m x 2.52m (11' 5" x 8' 3")  
Fitted with a range of modern light grey high gloss units comprising, 1.5 bowl sink with drawers and storage beneath, laminated working surfaces with drawers and cupboards below, 4 ring ceramic hob with extractor canopy over and splash back, full range of eye level wall cupboards, ample power points, windows with pleasant outlook to the garden beyond and door giving access to side porch.

### Utility Room

2.34m x 2.95m (7' 8" x 9' 8")  
With wall mounted Worcester gas fired central heating boiler serving domestic hot water and central heating, single drainer sink unit with cupboards below, and working surface to the side, space for tall fridge freezer, space and plumbing for washing machine, quarry tiled floor, range of eye level storage units, and dual windows.

### Ground Floor Bedroom 1

3.42m x 4.60m (11' 3" x 15' 1")  
With radiator, power points, windows to both side and rear and again enjoying superb elevated views across some of Herefordshires quintessential countryside.

### Ground Floor Shower Room

With large walk-in shower, Triton electric shower and tiled surround, vanity wash hand basin, low flush WC, chrome ladder style radiator/towel rail, window and extractor fan.

Stairs between the sitting room and dining area lead to:

## FIRST FLOOR

### Office Area/Occasional Bedroom Area

2.49m x 3.50m (8' 2" x 11' 6")  
With side window with pleasant outlook and views.  
Original ledge and brace door leads to:

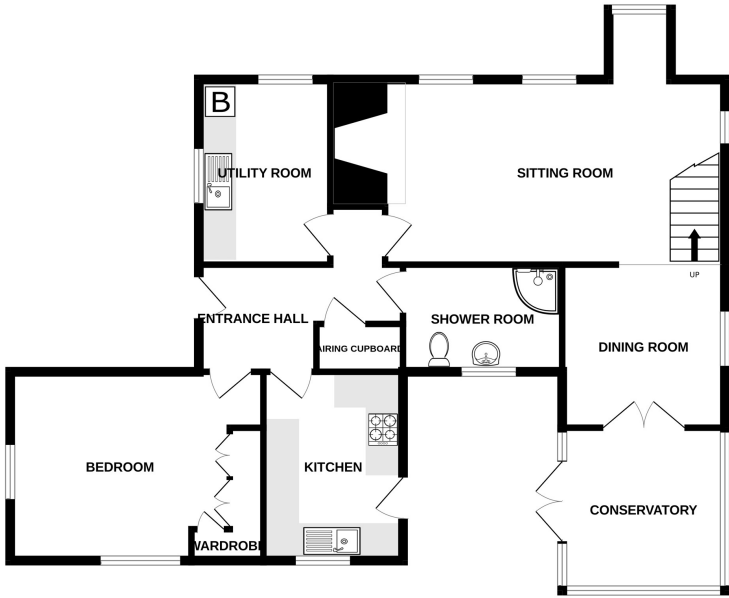
### Bedroom 2

3.46m x 3.54m (11' 4" x 11' 7")  
With radiator, power points, wealth of exposed timbers, and dormer style window enjoying a stunning view of the garden and beyond.

## OUTSIDE

The property is approached from Bowley Lane and it enjoys 2 driveways, with the lower driveway having timber gates onto a gravelled area providing parking for 2 cars, and from here there are raised shrubbery borders, ornamental well to one side and directly to the front of the property there is an attractive lawned garden area. The 2nd driveway at the higher level of the garden gives access onto a further garden facility, providing further storage for vehicles or alternatively for trailers, and this in turn gives access to the large double garage, plus, at the side of the garage is a useful timber garden shed. The gardens extend to just over half an acre and have been beautifully manicured by the current vendors over many years and is predominantly laid to lawn with a selection of ornamental flower borders interspersed which provide colour throughout the year, a selection of ornamental trees, and to one side there is a further concrete block storage shed. Adjoining this is a greenhouse, further corner garden shed and a lovely timber summer house providing a

GROUND FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.  
Made with Metropix ©2025

1ST FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



lovely seating area and shingle roof. The gardens are very much a 'gardeners paradise' and enjoys a south southwesterly aspect, and therefore enjoys the sun for the majority of the day and in particularly late afternoon and early evening.

### Large Double Garage

5.20m x 5.20m (17' 1" x 17' 1")  
With 2 single up and over doors, light, concrete floor, and personal door to the side.

### Large Timber Garden Shed affectionately know as 'The Wrinkles Retreat'

4.20m x 3.0m (13' 9" x 9' 10")  
Providing an ideal small workshop area, with power and light.

### Concrete Block Storage Shed

4.40m x 2.40m (14' 5" x 7' 10")  
Having 2 doors with one being a stable type door, concrete floor, power and light.

## 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...

✔ Sitting Room 3.40m x 6.24m (11' 2" x 20' 6")

Dining Room 2.95m x 3.0m (9' 8" x 9' 10")

Conservatory 3.0m x 3.0m (9' 10" x 9' 10")

Kitchen 3.47m x 2.52m (11' 5" x 8' 3")

Utility 2.34m x 2.95m (7' 8" x 9' 8")

Ground Floor Bedroom 1. 3.42m x 4.60m (11' 3" x 15' 1")

First Floor Office/Occasional Bedroom 2.49m x 3.50m (8' 2" x 11' 6")

Bedroom 2. 3.46m x 3.54m (11' 4" x 11' 7")

Large Double Garage 5.20m x 5.20m (17' 1" x 17' 1")

Large Wooden Garden Shed 4.20m x 3.0m (13' 9" x 9' 10")

Concrete Block Storage Shed 4.40m x 2.40m (14' 5" x 7' 10")

## And there's more...

- ✔ Gas central heating and double glazing
- ✔ Close to local amenities
- ✔ Commutable location