



## Thatched Cottage

Whitehall Road  
Hampton Bishop  
Hereford  
HR1 4LA





Cider Mill Cottage

# Thatched Cottage, Whitehall Road, Hampton Bishop, Hereford HR1 4LA

**A delightful Grade II Listed property comprising a detached thatched cottage with a separate 3 bedroom dwelling and a self-contained annexe, cider barn (perfect for conversion) and lovely gardens and grounds extending to about 1 acre.**

This historic detached property is pleasantly located in a conservation area, adjacent to St Andrew's Church, in the heart of Hampton Bishop which is one of the most highly sought-after villages in Herefordshire, about 3.5 miles from the Cathedral City of Hereford and close to both the River Wye and River Lugg. Within Hampton Bishop there is an active community with a village hall, church, public house and there are lovely local walks. There is a primary school in nearby Mordiford and the property is in the catchment area for Bishop's secondary school. In Fownhope there is also a shop/post office, doctors' surgery, a sports playing field and an exclusive health & leisure club (Wye Leisure).

The property is Grade II Listed and the main cottage is thatched and believed to date back to the 17th Century and has been extended and has a wealth of exposed internal timbering, 3 bedrooms and gas central heating. Within the grounds there is also a separate former barn which has been part-converted to provide a 3 bedroom cottage, with gas central heating, exposed floorboards to the whole of the first floor and there is an adjoining undeveloped cider barn with press and a separate self-contained 1 bedroom annexe.

The overall property offers great versatility for dual family living but with potential for further development and for a separate income and as well as lovely cottage gardens there is also a pasture paddock/orchard and excellent parking.

The whole is more particularly described as follows:-

## **THATCHED COTTAGE**

Entrance door to the

### **Sitting Room**

Recessed fireplace with woodburning stove and wooden surround, 2 windows to the front, storage cupboard, door to the

### **Inner Hall**

Radiator, exposed floorboards.

### **Lounge**

Exposed floorboards, Inglenook-style fireplace with woodburning stove with back-boiler providing hot water, raised flagstone hearth, 2 radiators, windows to front and side, corner cupboard and corner display cupboards.

### **Kitchen Dining Room**

Fitted with a range of handmade traditional style units with beech (TBC) worksurfaces, 1½ bowl sink unit, tiled floor, Range-style cooker with electric oven and gas hob, radiator, window to side, 2 windows to rear, door to the

### **Rear Hall**

Tiled floor, radiator.

### **Downstairs Cloakroom**

Comprising WC, wash hand-basin, storage cupboard, door to the rear Canopy Porch.

### **Utility Room**

Tiled floor, shower cubicle with mains fitment, extractor fan, Belfast sink unit, beech worksurface, plumbing for washing machine, gas fired central heating boiler, storage cupboards, radiator, 2 windows.

Staircase leads from the inner hall to the

### **First Floor Landing**

With storage cupboard.

### **Bedroom 1**

Full height ceiling, exposed floorboards, built-in wardrobes, radiator, window to side.

### **Bedroom 2**

Exposed floorboards, built-in wardrobe, radiator and window to side.

### **Inner Landing**

With hatch to roof space and an airing cupboard with hot water cylinder.

### **Shower Room**

Tiled walls, shower cubicle with mains fitment, screen, window.

### **Bedroom 3**

Built-in wardrobe, 2 radiators, window to the rear.

### **Bathroom**

White suite comprising an enamel bath, wash hand-basin, WC, radiator, shaver light and point, part-tiled walls, window to side.

### **Outside**

The property is approached via a gravelled driveway with excellent parking and turning space.

## CIDER MILL COTTAGE

### Recessed Porch

Quarry tiled floor and door to the

### Entrance Porch

Radiator, exposed brick-work.

### Bedroom 3

Radiator window to front.

### Utility Room

Tiled floor, plumbing for washing machine, radiator, gas-fired central heating boiler, window to rear.

### Kitchen/Dining Room

Exposed brickwork, part-tiled floor, rustic-style base units with a Belfast sink unit and hardwood drainer, electric cooker point with extractor hood over, radiator, window, understairs store cupboard, double doors to the rear.

A staircase leads from the Kitchen/Dining Room to the

### First Floor Landing

Smoke alarm, storage cupboard, radiator, hatch to roof space and window.

### Bedroom 1

Full height ceiling, built-in wardrobe, store cupboard, radiator, window to rear.

### Bedroom 2

Built-in wardrobe, radiator, window to front.

### Lounge

Windows to front and rear, 2 radiators, full height ceiling.

### Bathroom

White suite comprising an enamel bath with tiled surround and electric shower, wash hand-basin, WC, radiator, small hatch to roof space, shaver light and point, window to rear.

Adjoining Cider Mill Cottage is the FORMER CIDER BARN - potential for conversion to additional accommodation (subject to necessary consents).

With part-cobblestone floor, part-full height ceiling, a cider press and light and power.

### SELF CONTAINED ANNEXE

Comprising Kitchen/Living Room with tiled floor, exposed brickwork, pine base units, sink, built-in electric oven, extractor hood, gas fired central heating boiler, 2 radiators, window to front and staircase to the Bedroom with exposed floorboards, full height ceiling, radiator, built-in wardrobe, window to front and door to the Shower Room comprising shower cubicle with mains shower, tiled surround, glass screen, wash hand-basin, WC, radiator with towel rail, extractor fan, shaver light and point and there is a door into the Walk-in Dressing Room with radiator, extractor fan and connecting door to the mezzanine above the Cider Barn.

### Outside

The property stands in delightful cottage-style gardens with lawns, well-stocked flowerbeds, a patio with stone retaining wall, a vegetable/soft fruit garden, a small orchard and there are store sheds, a summerhouse with light and power and could be used as a home office. Outside lights and water tap. There is also a log-store with treehouse over, a chicken enclosure with workshop and barbecue area with further paved patio. There is a vehicular access gate and pedestrian gate into the pasture paddock which has a variety of fruit and ornamental trees and is enclosed by fencing and hedging. The whole extends to approximately 1 acre.







### Services

Mains water, electricity and gas are connected. Private drainage system. Telephone (subject to transfer regulations). Gas-fired central heating (with individual boilers for Thatched Cottage, Cider Mill Cottage and the Annexe).

### Outgoings

Thatched Cottage - Council tax band E - payable 2024/25 £2833.11

Cider Mill Cottage - Council tax band C - payable 2024/25 £2060.45

Annexe - Council tax band TBC

Water and drainage - rates are payable.

### Viewing

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

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

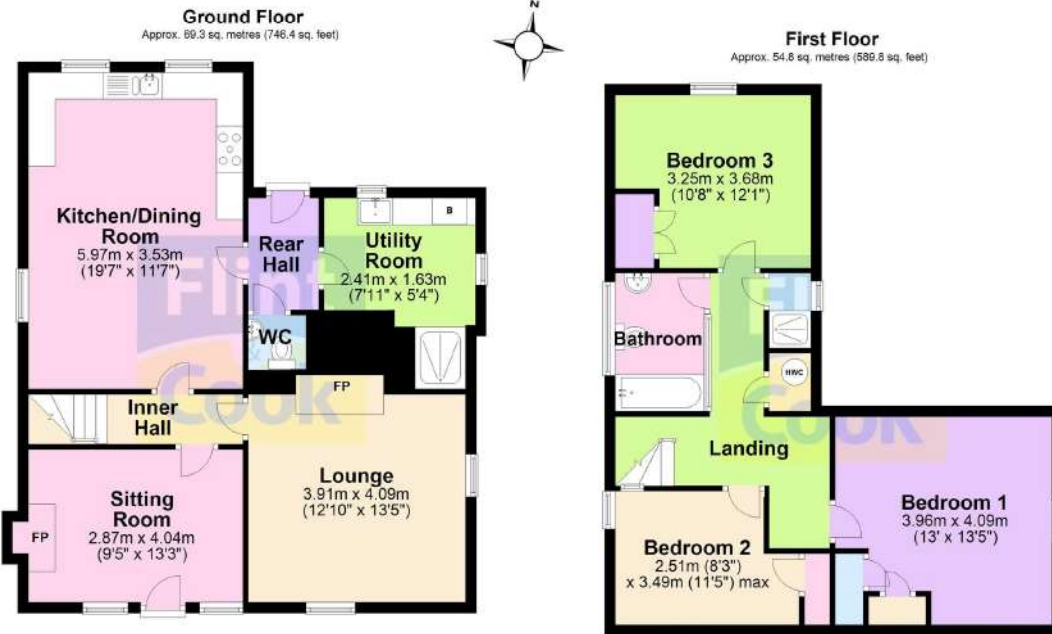
### Directions

From Hereford proceed initially towards Ledbury on the A465 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue into Hampton Bishop, passing The Bunch of Carrots Inn on the right-hand side and then, take the 3rd turning on the left into Church Lane and then turn right, immediately in front of the church, into Whitehall Road and Thatched Cottage is the first property on the right-hand side.

What3words - lied.growth.pinches



## Thatched Cottage



Total area: approx. 124.1 sq. metres (1336.2 sq. feet)

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

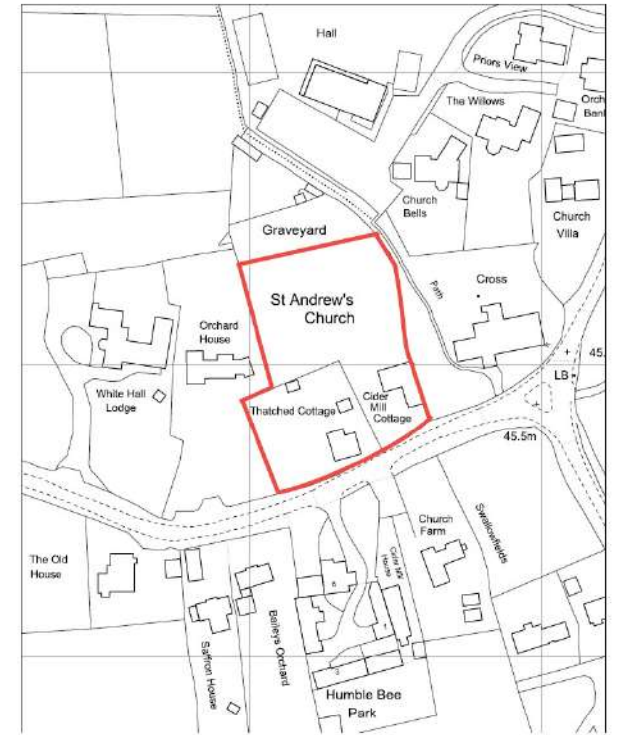
## Cider Mill Cottage



Total area: approx. 155.9 sq. metres (1678.0 sq. feet)

This plan is for illustrative purposes only  
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Plan to scale for illustration purpose only



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