



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

Outgoings

Council Tax: Band D

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 - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

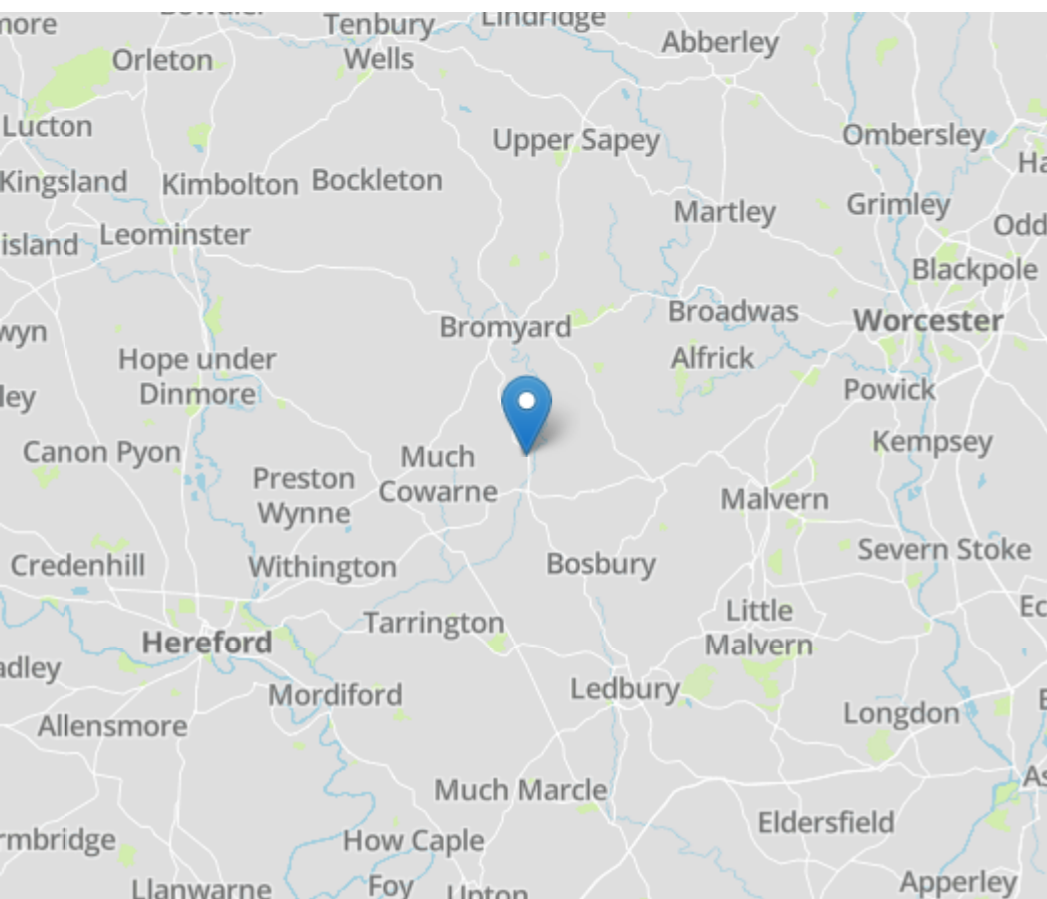
1 The Hop Yard,
Bishops Frome Worcester WR6 5BP

£325,000



DIRECTIONS

From Ledbury proceed on the B4214 Bromyard Road, after approximately 4 miles bear left to continue on the B4214, at the T junction turn right onto the A4103 the immediately left onto the B4124, continue on the road through the village, turn left next to the Chase Inn Public house, take Beth next right into the Hop Kilns, at the T junction turn left where the property can be found in the corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

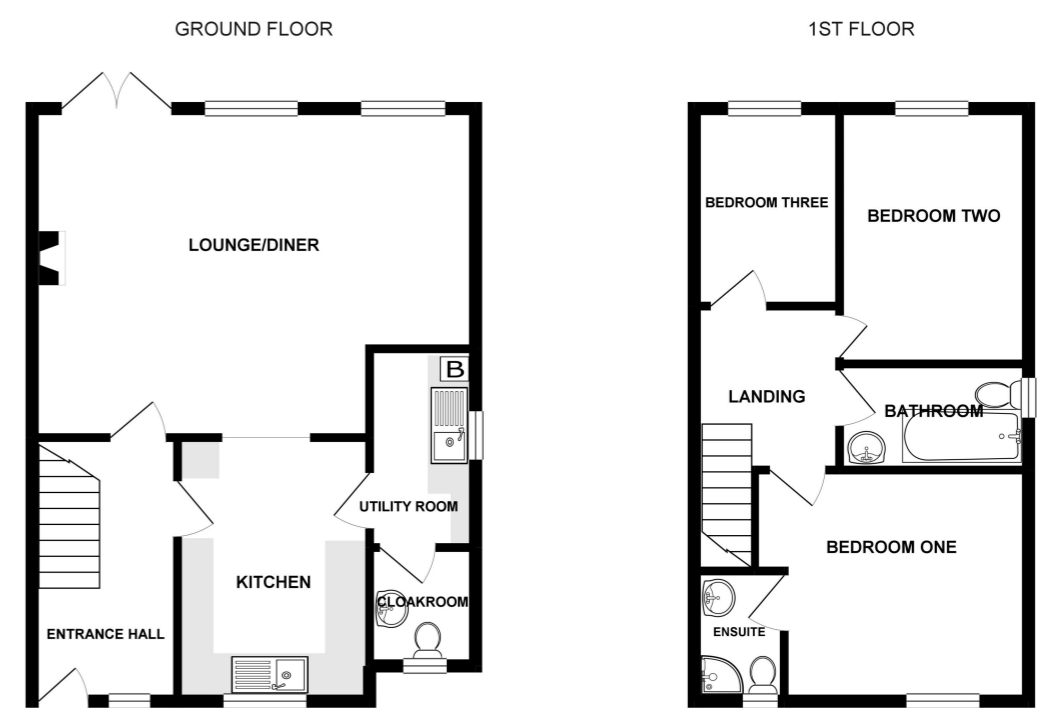
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- An immaculately presented Detached House.
- Open Plan Lounge/Dining Area.
- Three Bedrooms.
- Two Bathrooms.
- Private Enclosed Rear Garden.
- Car Port and Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 The Hop Yard

Situation and Description

1 The Hop Yard is situated within the popular village of Bishops Frome which offers many facilities and amenities and easily accessible from Ledbury, Hereford, Bromyard and Worcester. The property offers immaculately presented accommodation throughout to include kitchen, open plan lounge/dining room, utility room, three bedrooms, two bathrooms, private enclosed garden, double car port and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with window to front, radiator, doors to:

Kitchen

8' 7" x 11' 8" (2.62m x 3.56m) with window to front, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, integrated fridge/freezer and dishwasher, built-in four

ring electric hob with oven under and extractor hood over, eye level wall cupboards, tiled splashbacks, ceiling spotlights, wooden flooring, power points. Opening to Lounge/Dining Room. Door to:

Utility Room

4' 8" x 5' 4" (1.42m x 1.63m) with window to side, range of worktops, wall mounted central heating boiler, space and plumbing for washing machine and tumble dryer, ceiling spot lights, tiled splashbacks. Door to:

Cloakroom

with window to front, low flush w.c., vanity wash basin with cupboard below, tiled splashbacks, radiator, wooden flooring.

Open Plan Lounge/Dining Room

21' 8" max x 14' 9" (6.60m max x 4.50m) with window and French doors to rear, inset wood burner with tiled surround and hearth with wooden mantle, radiator, wooden flooring, radiator, power points, T.V point.

First Floor

Landing

with hatch to loft space, power points, doors to:

Master Bedroom

9' 5" x 12' 4" (2.87m x 3.76m) with window to front, radiator, power points, door to:

En-Suite

with window to front, shower cubicle, vanity unit with wash basin and cupboard below, low flush w.c., tiled splashbacks, ceiling spotlights, tiled flooring.

Bedroom Two

8' 6" x 11' 7" (2.59m x 3.53m) with window to rear, radiator, power points.

Bedroom Three

6' 7" x 8' 1" (2.01m x 2.46m) with window to rear, radiator, power points.

Bathroom

with window to side, panelled bath with hand held shower over, vanity wash basin with cupboard under, low flush w.c., ladder style radiator, tiled splashbacks, tiled flooring.

Outside

Approach

The property is approached via a gravelled driveway leading to a Double Car Port with parking for two cars.

Garden

The rear garden can be accessed to the side of the property and comprises a raised decked seating area leading to the lawn with further slabbed patio. The garden is enclosed on all sides and offers security for both pets and children.



Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- Kitchen
8'7 x 11'8 (2.62m x 3.56m)
- Utility Room
4'7 x 8'11 (1.4m x 2.72m)
- Open Plan Lounge/Dining Room
21'8 max x 14'9 (6.60m max x 4.50m)
- Master Bedroom
9'5 x 12'4 (2.87m x 3.76m)
- Bedroom Two
8'6 x 11'7 (2.59m x 3.53m)
- Bedroom Three
6'7 x 8'1 (2.1m x 2.46m)

And there's more...

- Set in a popular village location.
- Detached House.
- Immaculately Presented.
- Three Bedrooms.
- Two Bathrooms.
- Private Enclosed Garden.
- Double Car Port and Ample Off Road Parking.
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