



GENERAL INFORMATION

Tenure

Tenure: Freehold

Services

All mains services are connected to the property.

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

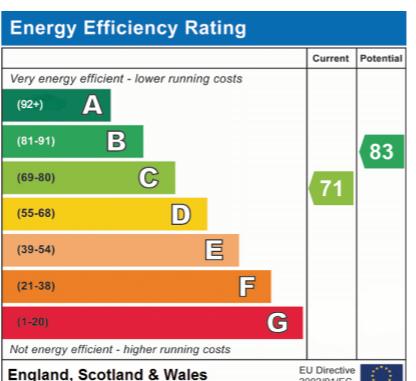
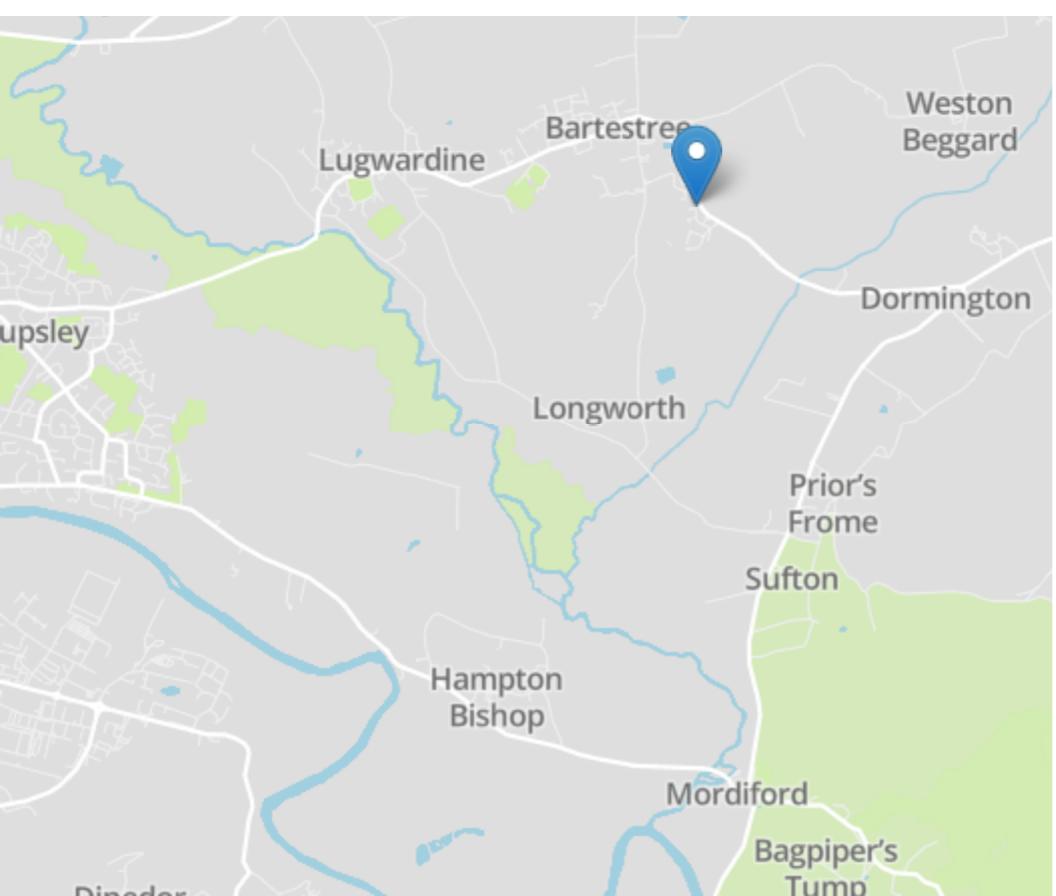
17 Frome Park
Bartestree Hereford HR1 4BS

£360,000



DIRECTIONS

Proceed north on Victoria St/A49 for approx. 0.3miles; at the roundabout, take the 2nd exit onto Newmarket St/A438., and continue for approx. 0.7miles; turn left onto St Owen's St/A438, and continue for approx. 4.1 miles; turn right towards Frome Park, and continue for approx. 220ft; after approx. 0.1miles, the property will be located on the right hand side as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: //firework.defining.denote



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 or 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.



- Impressive detached family house • Four bedrooms with en-suite to the Master bed • Off-road parking • Desirable location
- A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

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OVERVIEW

Offered for sale with NO ONWARD CHAIN! This impressive detached family house occupies an pleasant position within the highly sought-after Frome Park development, on the edge of the popular village of Bartestree, well-known as one of East Herefordshire's most desirable locations. Offering generous and thoughtfully arranged accommodation, the property is ideally suited to contemporary family living. A welcoming entrance hallway leads to a front sitting room, featured by a large bay window, and flows through to a formal dining room, perfect for entertaining. The dining room opens into a well-appointed L-shaped kitchen/breakfast room (also accessible from the hallway), and enjoys attractive views over the private rear garden. Patio doors providing access to an outdoor seating area, ideal for hosting. A separate utility room and ground-floor cloakroom add further practicality. To the first floor are four good-sized bedrooms, including a spacious master bedroom with en suite shower room, as well as a modern family bathroom. The property further benefits from double glazing, gas central heating, driveway parking leading to a garage, and a beautifully maintained rear garden that offers a high degree of privacy and a peaceful, secluded feel.

Frome Park forms part of the wider and highly regarded Frome Court estate, a distinctive development originally centred around a beautifully converted former convent, thoughtfully redeveloped in the late 1990s. The location enjoys a semi-rural environment while remaining conveniently located for everyday amenities. The popular village of Bartestree, along with neighbouring village - Lugwardine, offers a good selection of local facilities including a convenience store, public houses, and creditable schools. Surrounded by open countryside and an abundance of scenic walking routes, the area is ideal for those seeking a serene village lifestyle without missing out on connectivity. Hereford city centre is located approximately three miles away and provides an extensive range of shopping, dining, leisure, and essential services - including but not limited to the County Hospital and railway station. Exemplary road links further conjoin the area to Worcester, Ledbury, and the wider Herefordshire county.

GROUND FLOOR

ENTRANCE HALL

The entrance hallway comprises of: a ceiling light point; carpet flooring; a central heating radiator; a thermostat control; an under stairs storage cupboard, and access to the downstairs W/C.

DOWNTAIRS W/C

The downstairs W/C comprises of: lino flooring; a ceiling light point; a low level

W/C; splash tiling; a wash hand basin with hot and cold taps over, and a double glazed window to the front elevation with obscured glass; a central heating radiator, and an electric consumer unit which meets modern regulations.

LOUNGE

3.7m x 5.82m (12' 2" x 19' 1") - MAXIMUM MEASUREMENT
The lounge comprises of: carpet flooring; two ceiling light points; two wall light points; a double glazed window to the front elevation; a telephone point; two television points; two central heating radiators; a coal-effect gas fire within a chimney breast and a marble surround, and internal French doors with integral glass, opening to the dining room.

DINING ROOM

3.6m x 3.085m (11' 10" x 10' 1")
The dining room comprises of: carpet flooring; a ceiling light point; two wall light points; a central heating radiator; a television point; power points; access to the rear garden via patio doors, and another door giving access to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Kitchen: 4.0m x 2.7m (13' 1" x 8' 10")
Breakfast Room: 2.6m x 2.6m (8' 6" x 8' 6") - MAXIMUM MEASUREMENT
The L-shaped kitchen/breakfast room comprises of: oak effect laminate flooring; two ceiling light points; fitted units with soft close doors and drawers; a stainless steel sink and drainer with one and a half bowl, as well as mixer tap over; splash tiling; a double glazed window to the rear elevation; oak work surfaces; a Bosch four-ring gas hob with a Bosch cooker hood over; a Bosch single oven at hip height; an integrated Bosch microwave; space and plumbing for a dishwasher; space for a fridge-freezer; a breakfast bar area; a television point; double glazed patio sliding doors to the rear garden, and a door giving access to the utility.

UTILITY ROOM

3m x 1.87m (9' 10" x 6' 2") - MAXIMUM MEASUREMENT
The utility room comprises of: oak effect laminate flooring; a ceiling light point; a loft hatch; a single glazed timber door to the side elevation; a central heating radiator; roll top work surfaces over fitted base units; space and plumbing for a washing machine; space for an additional appliance, e.g., tumble dryer; a stainless steel sink and drainer with one bowl and hot and cold taps over; a wall-mounted modernised Vaillant combi boiler, and there is a doorway through to the garage.

DOWNTAIRS W/C

The downstairs W/C comprises of: lino flooring; a ceiling light point; a low level

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises of: carpet flooring; a ceiling light point; a double glazed window to the side elevation; loft access; an airing cupboard which houses the water cylinder, and access to the bedrooms and bathroom.

MASTER BEDROOM

4.35m x 3.6m (14' 3" x 11' 10") - MAXIMUM MEASUREMENT
The master bedroom comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; power points; a door leading to the en-suite, and double doors opening up to a wardrobe space with hanging rails and storage shelving.

EN-SUITE

The en-suite comprises of: oak effect LVT flooring; a double glazed window to the side elevation with obscure glass; a wall-mounted extractor fan; a chrome towel radiator; a fully tiled shower cubicle with two shower heads on the mains services; a wash hand basin with a chrome mixer tap over, with fitted vanity space beneath, and a wall-mounted, LED feature mirror.

BEDROOM TWO

3.4m x 2.8m (11' 2" x 9' 2") - MAXIMUM MEASUREMENT
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator; power points, and double doors opening up to a wardrobe space with hanging rails and storage shelving.

BEDROOM THREE

3.2m x 3.1m (10' 6" x 10' 2") - MAXIMUM MEASUREMENT
Bedroom three comprises of: carpet flooring; a ceiling light point; power points; a central heating radiator, and a double glazed window to the rear elevation.

BEDROOM FOUR

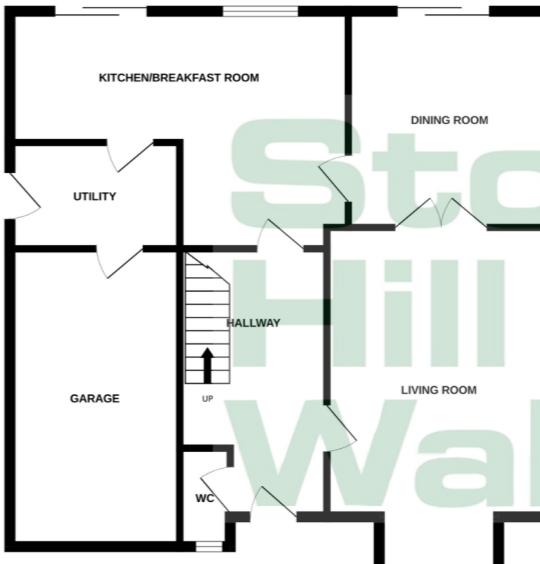
3.5m x 2.3m (11' 6" x 7' 7") - MAXIMUM MEASUREMENT
Bedroom four comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator, power points, and built-in storage over the stair bulkhead - used as wardrobe space.

BATHROOM

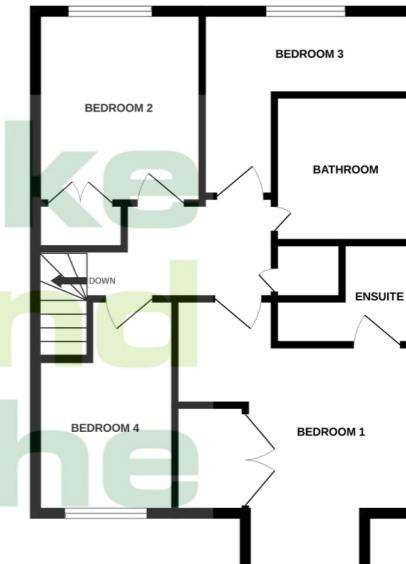
The bathroom comprises of: lino flooring; a ceiling light point; a wall light point; a shaver point; a wall mounted extractor fan; a double glazed window to the

GROUND FLOOR

1ST FLOOR



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At a glance...

- LOUNGE - 3.7m x 5.82m (12' 2" x 19' 1") - MAXIMUM MEASUREMENT
- DINING ROOM - 3.6m x 3.085m (11' 10" x 10' 1")
- KITCHEN - 4.0m x 2.7m (13' 1" x 8' 10")
- BREAKFAST ROOM - 2.6m x 2.6m (8' 6" x 8' 6") - MAXIMUM MEASUREMENT
- UTILITY ROOM - 3m x 1.87m (9' 10" x 6' 2") - MAXIMUM MEASUREMENT
- MASTER BEDROOM - 4.35m x 3.6m (14' 3" x 11' 10") - MAXIMUM MEASUREMENT
- BEDROOM TWO - 3.4m x 2.8m (11' 2" x 9' 2") - MAXIMUM MEASUREMENT
- BEDROOM THREE - 3.2m x 3.1m (10' 6" x 10' 2") - MAXIMUM MEASUREMENT
- BEDROOM FOUR - 3.5m x 2.3m (11' 6" x 7' 7")



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.

And there's more...

Want to know more? Call us on Hereford 01432 343477