



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, water and sewerage are connected to the property. Oil fired central heating.

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

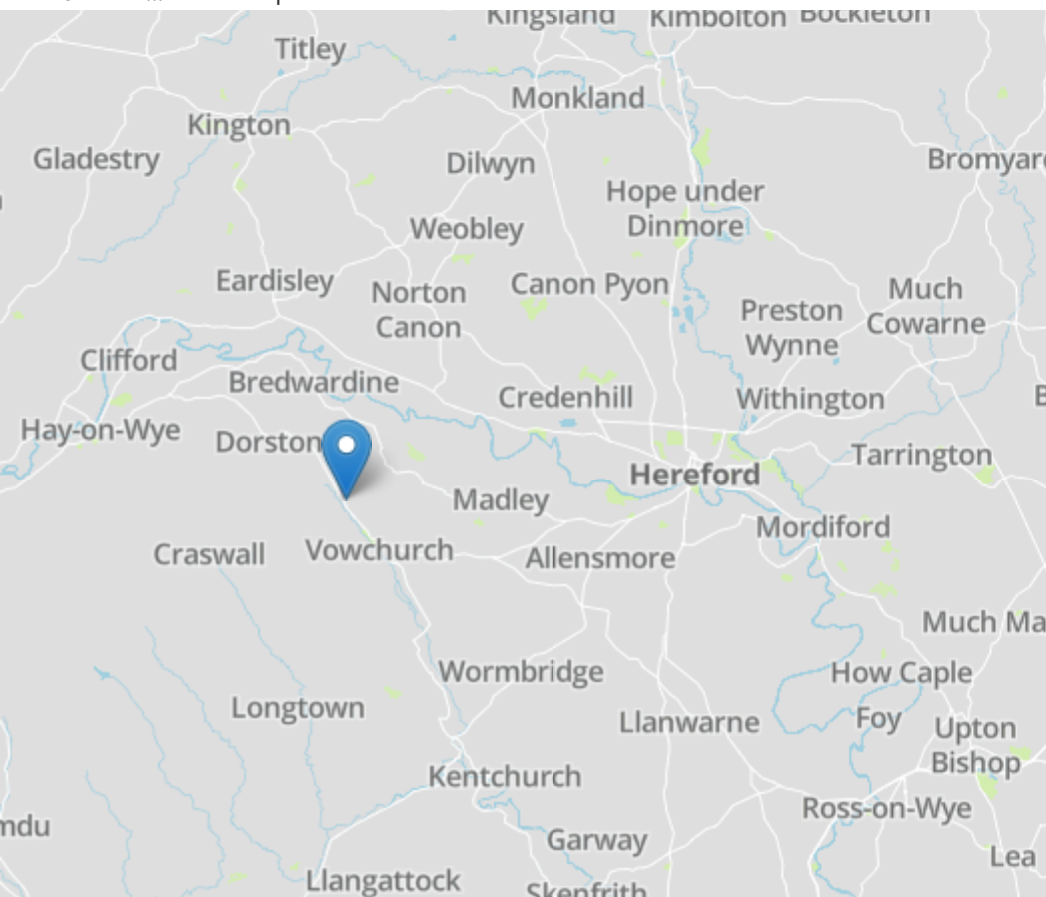
31 Lewis Way
Peterchurch Hereford HR2 0SE

£410,000



DIRECTIONS

From Hereford City proceed south onto A49 and using the two right hand lanes turn slightly right onto Belmont Road, after approximately 2 miles turn right onto B4349 and after approximately 2 miles turn left staying on the B4349, after 2.4 miles turn right onto B4348 and after approximately 5.2 and open entering the villag of Peterchurch turn right onto Lewis Way and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///sandwich.political.shift



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		76
(39-54)	E	61	
(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.



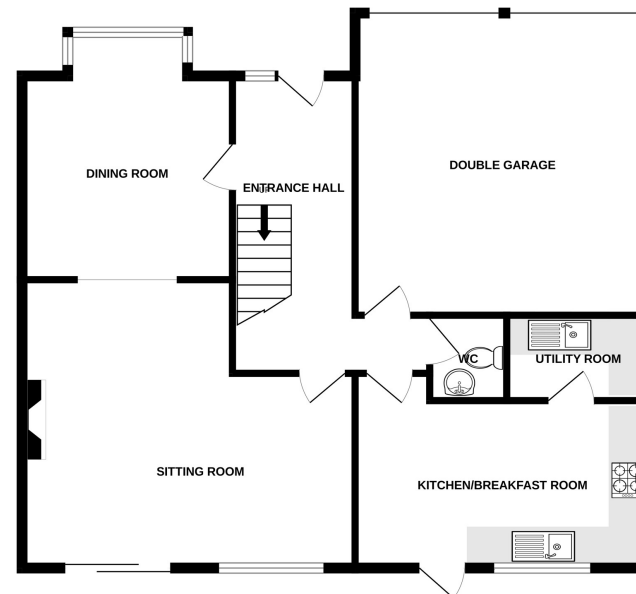
• 4 double bedrooms and en-suite shower room • Detached house with integral garage • Beautiful location

Hereford 01432 343477

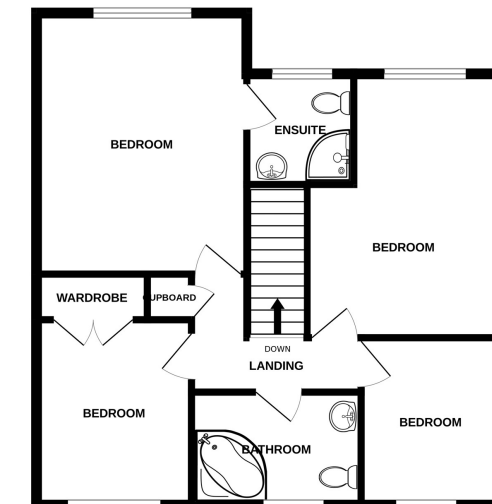
Ledbury 01531 631177



GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 1629 sq.ft. (151.3 sq.m.) approx.
Made with Metropix ©2024

OVERVIEW

A modern four bedroom detached house, enjoys double glazing and oil fired central heating and comprises: cloakroom, kitchen/breakfast room, lounge, dining room, en-suite shower and family bathroom, integral double garage, gardens, ample parking and has a lovely outlook over farmland.

Nestled in the Quintessential Golden Valley, the village of Peterchurch has a wide array of local conveniences, including village stores and a post office, a hairdresser and beautician, a church, a village hall, a primary school, a cafe, a public house, a restaurant and a doctors surgery, with the well renowned Fairfield high school in the area enjoying an excellent reputation. For those seeking connectivity to nearby towns, and transportation needs, the village offers regular bus services ensuring easy access to neighbouring locations and is well-connected with Hereford just 12 miles away, Brecon at a distance of 25 miles, and the charming town of Hay-on-Wye 10 miles.

In more detail the property comprises:

Single glazed obscured glass, wooden door at the front elevation leads to:

Entrance Hall

With laminate flooring, two ceiling light points, window, under stairs storage, and radiator.

Door to:

Cloakroom

With WC, continued laminate flooring, ceiling light point, vanity wash hand basin with roll top working and hot and cold over, surface over, low level WC and extractor fan.

Kitchen/Breakfast Room

5.0m x 3.25m (16' 5" x 10' 8")

With tiled floor, ceiling light points, double glazed window timber frame to rear elevation, and stable style door to the rear elevation, both with countryside views.

Kitchen Area:

With wooden fitted kitchen with soft close wall and base units, integrated fridge, integrated dishwasher, Belling integrated electric double oven, Belling integrated electric hob, cooker hood, roll top working surfaces, stainless steel 1.5 bowl sink and drainer and mixer tap over.

Dining Area:

Space for table.

Door to:

Utility Room

2.4m x 1.5m (7' 10" x 4' 11")

With fitted wall and base units, ceiling light point, double glazed window to the side elevation, oil fired freestanding Worcester central heating combi boiler, space and plumbing for washing machine, and single bowl stainless steel sink and drainer.

'L' Shaped Lounge

4.9m x 5.6m (16' 1" x 18' 4")

With log burning stove, two ceiling light points, carpet flooring, two radiators, double glazed sliding patio doors and window to the rear elevation with beautiful field views.

Opening through:

Dining Room

3.5m x 4.12m (11' 6" x 13' 6") into bay window.

With double glazed and timber frame window to the front elevation, laminate flooring, ceiling light point, radiator, TV and telephone point.

From the hallway, carpeted stairs lead to:

FIRST FLOOR

Landing

With fitted carpet, loft access with drop down ladder, ceiling light point and airing cupboard with shelving and radiator.

Master Bedroom

4.4m x 3.5m (14' 5" x 11' 6")

With timber frame double glazed window to the front elevation, carpet flooring, ceiling light point, TV and telephone point, and radiator.

Door to:

En-Suite Shower Room

With timber framed glazed window to the front elevation, low level WC, vanity wash hand basin with mixer tap over, wall mounted vanity space including integral mirror, mains shower unit in shower cubicle, extractor fan, and ceiling light point.

Bedroom 2

4.5m x 3.27m (14' 9" x 10' 9")

A good size room with timber frame double glazed window to the front elevation with far reaching views, radiator, fitted carpet, and TV and telephone points.

Bedroom 3

2.6m x 3.3m (8' 6" x 10' 10")

With double glazed timber frame window to the rear elevation with far reaching views over the countryside, built-in wardrobes, with twin doors, shelving, hanging rail, radiator, carpet flooring, TV and telephone points.

Bedroom 4

2.3m x 2.7m (7' 7" x 8' 10")

A double room with double glazed window with timber frame, carpet flooring, ceiling light point, radiator, TV point, and power points.

Family Bathroom

A good size bathroom with radiator, tiled flooring, low level Wc, large corner bath with mixer tap and shower attachment, ceiling light point, double glazed obscured glass window to the rear elevation, partly tiled walls, wall light over the wash hand basin with hot and cold tap.

OUTSIDE

The property is approached through wooden gates that fold open, via a tarmacadamed driveway at the front elevation providing parking for numerous vehicles with low maintenance gravel with shrubbery and an ornamental tree to the side. The property has fencing as a boundary and from here there is a path both sides of the property. The rear garden is designed for very low maintenance with a large patio area across the whole of the rear of the property and beyond here there's artificial grass, garden shed and greenhouse to one side with ornamental trellising screening the oil tank. The bottom of the garden has a low maintenance raised area is bounded by ranch fencing which creates a beautiful opening across the quintessential Herefordshire countryside. In all the gardens are immaculately maintained and a delightful feature to this property.

Double Integral garage

5.0m x 5.0m (16' 5" x 16' 5")

With two up and over doors at the front elevation, wealth of power points, lights, consumer unit/fuse box, TV and telephone points, loft access with a drop down ladder leading to a large separate loft space with potential for conversion subject to the necessary building regulations/planning, and laminate flooring.



At a glance...

- Kitchen/Breakfast Room 5.0m x 3.25m (16' 5" x 10' 8")
- Utility Room 2.4m x 1.5m (7' 10" x 4' 11")
- 'L' Shaped Lounge 4.9m x 5.6m (16' 1" x 18' 4")
- Dining Room 3.5m x 4.12m (11' 6" x 13' 6")
- Master Bedroom 4.4m x 3.5m (14' 5" x 11' 6")
- Bedroom 2. 4.5m x 3.27m (14' 9" x 10' 9")
- Bedroom 3. 2.6m x 3.3m (8' 6" x 10' 10")

And there's more...

- Popular residential area
- Local Amenities
- Quintessential Herefordshire countryside views

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.