



**Grove House, Tillington, Hereford HR4 8LW**

**Stooke  
Hill and  
Walshe**  
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## Grove House, Tillington, Hereford HR4 8LW

3 bedroom detached cottage, gas fired C/H, lounge, dining room, kitchen/breakfast room, utility, conservatory, downstairs bedroom with en-suite shower room, two first floor bedrooms, shower room, double garage, two double carports, large workshop, two stables, sheds, gardens and grounds extending to well over one acre. No onward chain.

**£585,000**



### Situation and Description

A charming three bedroom detached cottage with a wealth of outbuildings ideal for potential equestrian or for a potential purchaser to work from home, to include double garage, two double carports, large workshop, two stables, a selection of further sheds, log store, and standing in gardens and grounds extending to well over one acre. The property itself offers potential for further extension for dual family if so required and subject to the necessary planning consents and comprises, gas fired central heating, entrance hall, lounge, dining room, kitchen/breakfast room, utility, conservatory, downstairs bedroom with en-suite shower room, ground floor family bathroom, two first floor bedrooms, shower room, and low flush WC accessed from the outside at the rear of the property. This rare opportunity to purchase this delightful property which is coming to the market for the first time in 36 years, and offers no onward chain.

Located in the heart of this sought after village of Tillington with its very favoured local public house, other amenities include, village shop and post office, rural bus service to the city and is located between two very well renowned golf courses. The village offers a wealth of countryside walks right on the doorstep with both Tillington Common and Badnage wood being only a short distance away and in the nearby village of Burghill having a primary school, village hall with a selection of clubs, and church.

### GROUND FLOOR

#### Large Canopy Porch

Double glazed front door leads to:

#### Entrance Hall

3.72m x 1.93m (12' 2" x 6' 4")

With wall mounted Worcester gas fired combi boiler serving domestic hot water and central heating in one corner, oak flooring, wall light points, and windows to both sides and front.

Multi glazed door leads to:

#### Living Room

5.80m x 4.28m (19' 0" x 14' 1")

With large bay window with window seat/display area and outlook to the front south facing garden, further window with outlook to the rear, feature brick fireplace with leaded glass windows either side, fitted 'Clearview' wood burning stove, on a stone hearth, oak TV display area, wood engineered flooring, coving, two large double panelled radiators and wall light points.

Double doors from the reception hall open through to:

#### Dining Room

5.52m x 3.20m (18' 1" x 10' 6")

With part feature stone wall with fitted coal/log effect gas fire on a stone hearth, one double panelled radiator, windows to both front and rear, wall light points, personal door giving access to a large walk-in store cupboard having fitted cupboards either side with shelving and light and additional doorway which could give access to the downstairs bedroom but is currently blocked off but could easily be opened up if required.

From the main reception hall door leads to:

#### Ground Floor Family Bathroom

Comprising roll top ceramic bath, ornate legs and with telephone style attachment to one end, vanity wash hand basin with storage beneath, low flush WC, radiator, strip pine panelling to dado rail height, wall light points, window to rear aspect, built-in storage ideal for linen, and access to roof space.

From the dining room archway leads to:

#### Kitchen/Breakfast Room

6.16m x 3.05m (20' 3" x 10' 0")

Fitted with a attractive range of Shaker Style cream colour units, with hardwood working surfaces over incorporating a single drainer stainless steel sink with mixer tap over, drawers and cupboards below, adjacent working surfaces with drawers and cupboards, 4 burner gas hob unit, built-in double oven below, dresser type fitted unit with glass display cabinets either side, further working surface with drawers and cupboards below, space for fridge, Rayburn solid fuel stove for cooking purposes/heating the room in an attractive brick surround and built-in cupboard to one side, further single base unit with shelving above, under stairs storage cupboard facility with shelving and is ideal for a pantry, two windows overlooking the south facing front garden, double panelled radiator, a wealth of exposed ceiling timbers, and lino flooring.

Door to:

#### Conservatory

4.19m x 2.70m (13' 9" x 8' 10")

Being of double glazed timber construction with natural stone wall to one side, productive vine providing grapes, natural stone slabbed flooring, ceiling light point, double glazed single door giving access to the side.

From the kitchen a door leads to:

#### Utility Room

2.85m x 3.05m (9' 4" x 10' 0")

With ceramic Belfast sink hot and cold above and hardwood double drainer, space and plumbing below for washing machine, large radiator, ample power points, fitted dresser type period wooden unit, with shelving above, drawers, cupboards, and working space, large walk-in store cupboard/cloaks cupboard with hanging rail and shelving, and door

giving access to the outside.

From the kitchen there is access to:

#### Inner Hallway

With wood effect flooring, radiator, built-in cupboard housing the consumer unit, window to side, power points and wall light points.

Door to:

#### Ground Floor Bedroom 1

3.11m x 3.56m (10' 2" x 11' 8") into bay window.

With dado rail, two double panelled radiators, power points, lighting, and door to walk-in store cupboard which was previously mentioned off the dining room, which currently is concealed by a fitted wardrobe unit.

Door to:

#### En-Suite Shower Room

With wash basin, shave light and point, Dimplex downflow electric heater, pull light switch, low flush WC, and walk-in fully tiled shower cubicle with Mira electric shower.

From the inner hallway stairs lead to:

### FIRST FLOOR

#### Landing

Having sky light providing a huge amount of light, power points and wall light points.

Door to:

#### Bedroom 2

3.20m x 3.26m (10' 6" x 10' 8")

A nice size cottage style room with vaulted exposed ceiling timbers, power points, radiator and south facing window overlooking the garden with views beyond.

#### Bedroom 3

2.34m x 3.43m (7' 8" x 11' 3")

Having two large fitted wardrobes with sliding oak fronted doors, radiator, power points, lamp light points, pleasant south facing window overlooking garden and beyond across Tillington Common and the surrounding countryside.

#### First Floor Shower Room

With low level WC, bracket wash hand basin, enclosed shower cubicle with door, tiled surround and Mira shower, shaver point, and sky light.



stone walling and mature hedging bounding the neighbouring property.

#### **Double Garage**

5.50m x 6.25m (18' 1" x 20' 6")  
Having folding double doors, block construction under a pitched tiled roof, concrete floor, power, light and personal door to the side.

#### **Large Double Carport**

5.30m x 4.60m (17' 5" x 15' 1")  
An open fronted carport under a concrete tiled roof, and having outside lighting.

#### **Large Workshop**

6.30m x 6.16m (20' 8" x 20' 3")  
Of timber construction with a pitched roof with wood burner, power, light and attic storage with roof trusses, having folding double doors, additional double doors opening onto the yard area.

#### **Further Double Carport**

4.18m x 3.57m (13' 9" x 11' 9")  
Of timber construction on a pitched roof.

#### **Two Stable/Loose Boxes**

4.0m x 6.40m (13' 1" x 21' 0") in total.  
Built of timber construction and a concrete floor.

#### **AGENTS NOTE:**

The two Directors of Stooke, Hill and Walshe and a Staff Member are related to the vendors of this property.

#### **Directions**

From Hereford City proceed onto A438 Whitecross Road, at the roundabout take the third exit onto Three Elms Road A4110, at the traffic lights turn left onto A4103 and turn right onto Tillington Road, after approximately 3.5 miles go past The Bell Inn, past the Cricket Club, and at the far end of the village common turn right opposite the village post box onto Badnage Lane, immediately right onto a tarmac road and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///provoking.mouths.eyeliner

#### **Services**

Main gas, electricity and water are connected to the property. Private drainage.

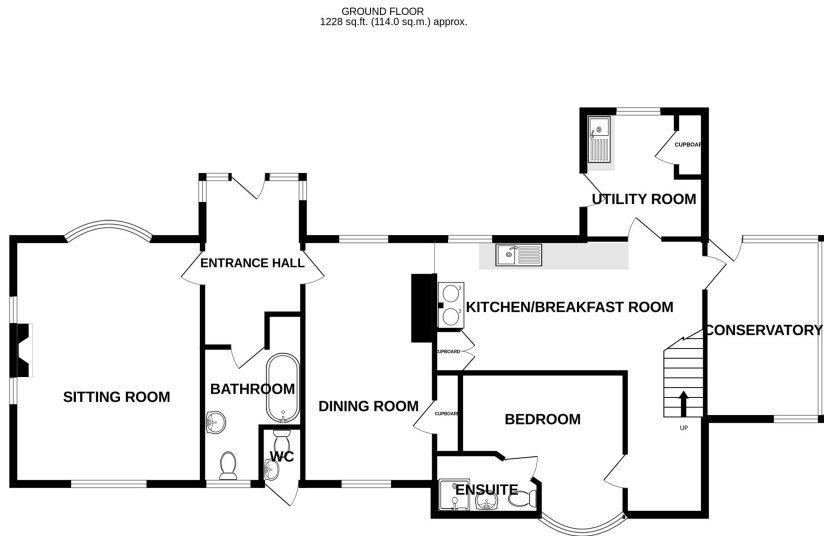
#### **Tenure**

Freehold



#### **OUTSIDE**

Approached from the lane onto a tarmac road and concrete driveway giving vehicular access directly in front of the property and this in turn gives access to the large double garage at the far side of the property. Directly in front of the cottage is a south facing attractive lawn garden with flower, shrubbery borders, ornate trellising and from here a couple of steps lead down to a further mini orchard/garden area where there has been a productive vegetable garden with three greenhouses and a small area of ground, bounded by mature hedging, which could allow the potential for further erection of outbuildings if so required subject to the necessary legal requirements. Proceeding down the gardens there is a large double carport, and adjoining this there is a large timber workshop and directly opposite there is double carport. Proceeding away from the yard towards orchard which belongs to this property there is a brick coal shed, further timber wood stores/additional lean-to and on entering the orchard there is two stable/loose boxes. The orchard, extending to one acre, is currently laid to pasture and is ideal for horses or sheep, and this is boundaried by mature hedging, and together with the gardens this is well in excess of one acre. There is also access via a personal gravelled path, around to the rear of the property where there is an outside door housing a low flush WC and bracket wash hand basin. The rear garden has ornate



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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