



The Studdies

Rectory Road,
Hampton Bishop
Hereford
HR1 4JU





The Mill

The Studdies, Rectory Road, Hampton Bishop, Hereford HR1 4JU

An impressive detached property, in a highly sought-after village location, about 2500sq. feet, with 5 double bedrooms, wealth of exposed timbering, detached garage, covered outside entertaining space, gardens and grounds extending to 1.54 acres.

This delightful detached property is quietly located, backing onto open farmland, within the highly sought-after village of Hampton Bishop, just 3 miles from the City centre of Hereford.

Within the village there is an active community within which there is a public house, church and village hall.

The nearest primary school is in Mordiford and the property is in the catchment area for Bishop's secondary school. In Fownhope (3 miles) there is a doctors surgery, shop/post office and an exclusive health & leisure club (Wye Leisure).

The River Wye passes through the village and there are footpaths with some lovely walks.

The original house is believed to date back to 1701 and has been restored, with a wealth of exposed timbers and some original leaded glazed windows and more recently extended with double glazing and gas central heating and very spacious accommodation about 2500 sq. feet which is versatile being ideal for family purposes but also with the possibility of incorporating a self-contained Annexe and there is ample parking, a detached garage and lovely gardens and grounds with the whole extending to approximately 1.54 acres.

The whole is more particularly described as follows:-

Ground floor

Door to the Entrance Porch

Electric fuse board and door to the

Reception Hall/Study Area

Flagstone floor, original fireplace and bread oven, 2 windows to the rear garden.

Living Room

A lovely room with a stone Inglenook-style fireplace with woodburning stove, flagstone hearth, radiator, windows to 3 elevations.

Kitchen/Breakfast Room

Fitted with base and wall mounted units, worksurfaces, tiled splashbacks, electric and gas cooker points, twin bowl sink unit, radiator, door to the

Conservatory

Radiator and double doors to the rear garden.

A door leads from the Kitchen to the

Side Entrance Hall

Radiator, side entrance door, window, staircase and door to the

Utility Room

Base and wall mounted units, worksurfaces, sink, gas fired central heating boiler, plumbing for washing machine, a lockable store cupboard, radiator, tiled floor, window to front.

Dining Room

Radiator and window to rear.

Downstairs Cloakroom

WC, wash hand-basin, tiled floor, part-tiled walls and window.

Staircase leads from the Reception Hall to the

First floor

Landing

Exposed floorboards, radiator, original leaded glazed window to rear.

Bedroom 3

Exposed floorboards, part boarded wall, exposed brickwork, feature fireplace, radiator, sink unit with cupboards under, window to side.

Bedroom 5

Radiator and window to rear.

Bathroom

Suite comprising bath, wash hand-basin with cupboard under, WC, separate tiled shower cubicle with electric fitment, extractor fan, shaver light and point, exposed stonework, window, hatch to roof space and cupboard.

Bedroom 2

Exposed floorboards, sink unit with cupboard under, range of built-in wardrobes, window to front.

Bedroom 1

Fitted part mirror fronted wardrobes, radiator, sink unit with cupboard under, window to rear.

Second Landing

With stairs to

Side Entrance Hall

Bedroom 4

Radiator, window to front.

Shower Room

Comprising tiled shower cubicle with electric fitment, wash hand-basin with cupboards under, WC, radiator, extractor fan, window to side.

Agent's Note

The Dining Room, Bedroom 1 & 4 and Shower Room could provide a self-contained Annexe for sub-letting (Airbnb, a relative, etc).

Outside

The property is approached via a splayed entrance drive with 2 wooden 5-bar gates leading to the front garden which is lawned and slightly elevated and stocked with a variety of fruit trees and there is a large gravelled parking and turning area and a DETACHED GARAGE with double doors, window and rear door, another detached concrete store shed. Undoubtedly, the gardens are a prime feature of the property and lie primarily to the rear (which is west facing) and there are extensive lawns, gravelled and paved patio areas, a raised brick feature with shrubs and a rockery. immediately adjoining the house. a vegetable garden, rose garden, an ornamental pond with water feature, which is enclosed by fencing and hedging and backs onto open farmland. There is a raised sundeck and within the gardens, there are numerous mature and specimen trees together with various fruits and The Mill which is a covered outdoor entertaining space with cider mill and stone.

General information

Services

Mains water, electricity and gas are connected. Private drainage system. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band D - payable 2023/24 £2212.81
Water - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue into Hampton Bishop, passing the Bunch of Carrots public house on the right hand side and then, take the next turning left into Rectory Road and the property is located on the left hand side after about a quarter of a mile.

What3words – rents.tides.segregates

Viewing

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

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

JRC FC008251

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		









Ground Floor
Approx. 124.2 sq. metres (1337.0 sq. feet)



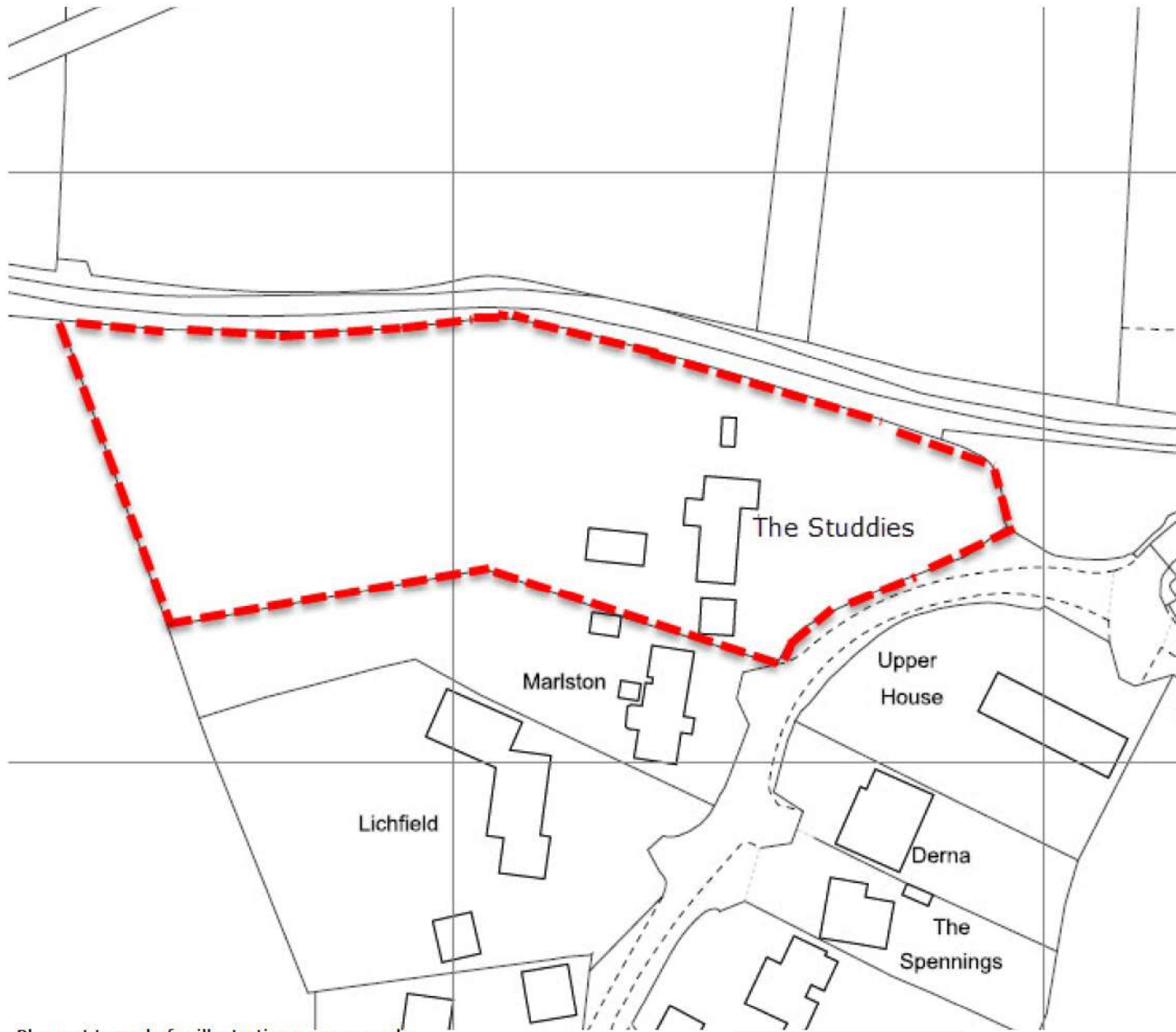
First Floor
Approx. 110.8 sq. metres (1192.4 sq. feet)



Total area: approx. 235.0 sq. metres (2529.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

The Studies, Rectory Road, Hampton Bishop, Hereford



Plan not to scale for illustration purpose only.



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