

FOR
SALE



Northdown, Old Hop Yard, Brierley, Leominster, Herefordshire HR6 0RN

£595,000 - Freehold

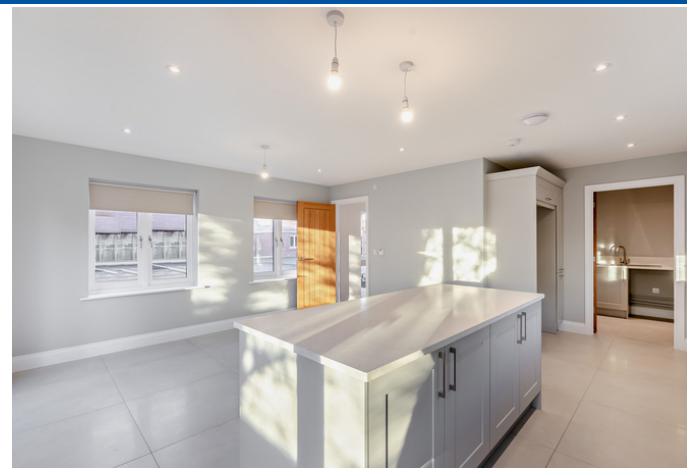
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Northdown is a superb modern detached family home situated in the small hamlet of Brierley set approximately 2 miles south of Leominster & 10 Miles north of Hereford offering fantastic countryside living with views of rolling countryside but within easy reach of amenities. The property which has been finished to a high standard throughout with underfloor heating to the ground floor, three double bedrooms (master with en-suite & dressing room), immaculately fitted kitchen & bathrooms and spacious living accommodation. There is a detached double garage with double width driveway and a good sized low maintenance rear garden. The property is being sold with no onward chain and offers ideal family accommodation.

POINTS OF INTEREST

- *Modern detached house*
- *Three bedrooms, two bathrooms, downstairs W/C*
- *Sold with no onward chain!*
- *Detached double garage, parking & good sized garden*
- *Ideal family home!*
- *Semi rural location, 12 miles from Hereford City*



ROOM DESCRIPTIONS

Ground floor

With oak framed porch and oak door leading into

Entrance hallway

With tiled floor, ceiling light points, carpeted stairs leading up with useful under stair storage cupboard housing the underfloor heating manifold and doors to

Downstairs W/C

With low flush w/c, wash hand basin with storage below, part tiled surround, tiled floor, extractor and ceiling light point.

Living room

A spacious, light and airy living space with dual aspect double glazed windows to the front and side aspects and French doors opening out onto the rear garden, two ceiling light points and recess spotlights, feature wood burning stove, central heating thermostat for the underfloor heating.

Kitchen/dining room

A beautifully fitted light and airy open plan kitchen/dining room fitted with matching wall and base units, ample work surface space, fitted island with breakfast bar and cupboard space. Integrated appliances to include Neff oven and combi microwave, induction hob with extractor over and dishwasher, 1 1/2 bowl sink and drainer unit, dual aspect double glazed windows to the front and rear aspect with two sets of double doors opening out onto the patio area, three ceiling light points and recess spotlights.

Utility room

With fitted wall and base units, ample work surface space, stainless steel sink and drainer, under counter space for both washing machine and tumble dryers recess spotlights, extractor and door out to the rear garden.

First floor landing

A light and airy landing space with fitted carpet, loft hatch, double glazed window with fitted blind, recess spotlights, airing cupboard housing the hot water system, central heating thermostat for the first floor and doors leading to

Bedroom 1 with dressing area & en-suite

A large bedroom with fitted carpet, recess spotlights, radiator, double glazed window to the front aspect, opening into the dressing area and door to the en-suite

Dressing area

With fitted carpet, radiator, double glazed window with fitted blind, ample space for wardrobes.

En-suite

With large walk in shower and mains fitment rainfall shower head over, low flush w/c, wash hand basin with storage below and illuminating mirror over, tiled floor with under floor heating, heated towel rail, double glazed window and recess spotlights.

Bedroom 2

With fitted carpet, radiator, two ceiling light points and a double glazed window with fantastic views towards open countryside.

Bedroom 3

With fitted carpet, radiator, two ceiling light points and two double glazed windows to the front aspect.

Bathroom

A full suite comprising panelled bath with tiled surround, walk in shower with mains fitment rainfall shower head, wash hand basin with storage below and illuminating mirror over, low flush w/c, double glazed windows, tiled floor with under floor heating, recess spotlights.

Outside

To the rear two fantastic patio areas, one south facing patio area leading off the living room with a second south west facing patio leading off the kitchen/dining room with the remainder of the garden laid to lawn for ease and low maintenance with side access gate. The rear garden is enclosed by fencing and brick walling. To the front there is a double garage, with double oak doors, light, power and LPG gas boiler and double width driveway to the front.

Agents note

To the south facing aspect there are two solar panels serving the hot water system.

Directions

From Hereford, proceed north on the A49 towards Leominster heading through the village of Wellington, over Dinmore Hill and at the first roundabout take the first exit onto Hereford Road and after 2 miles take the left turning into Brierley, continue for approximately 1 mile and the entrance to The Old Hop Yard is situated on the left hand side.

From Leominster proceed north on Hereford Road, after approximately 1.6 miles turn right into Brierley and proceed for approximately 1 mile as stated above.

Services

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

Outgoings-

Council tax band - £ for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

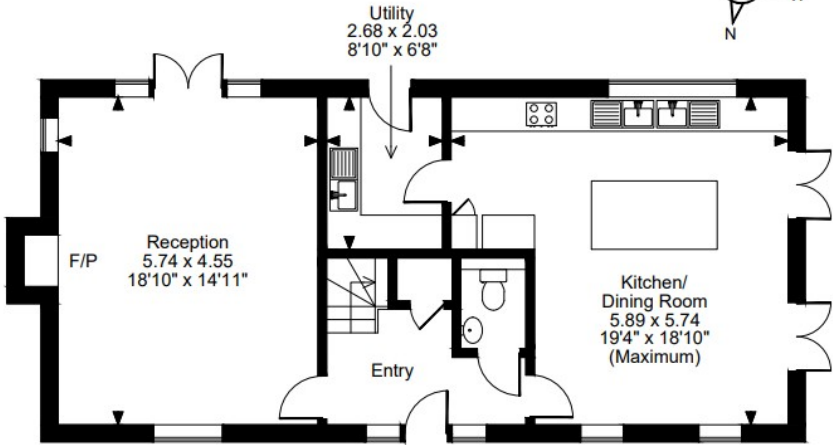
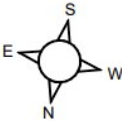
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

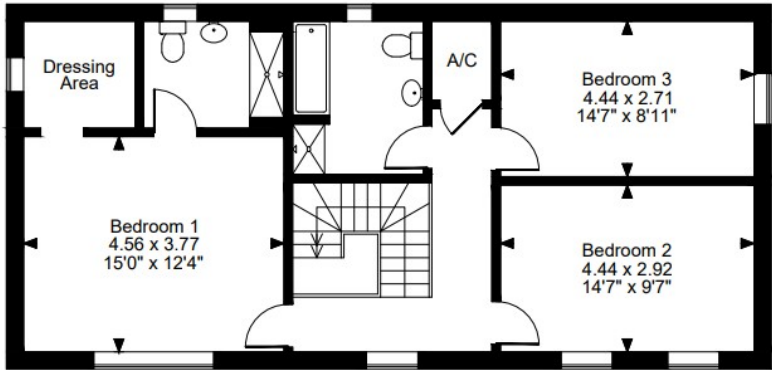
Money Laundering Regulations-

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Northdown, Old Hop Yard, Leominster
Approximate Gross Internal Area
1558 Sq Ft/145 Sq M



Ground Floor



First Floor

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(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		
EU Directive 2002/91/EC		