



Thatched Cottage

Whitehall Road
Hampton Bishop
Hereford
HR1 4LA





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A delightful Grade II Listed property comprising a detached thatched cottage with lovely gardens and grounds extending to about 1/3rd Acre.

This historic detached property is pleasantly located in a conservation area, adjacent to St Andrew's Church, in the heart of Hampton Bishop which is one of the most highly sought-after villages in Herefordshire, about 3.5 miles from the Cathedral City of Hereford and close to both the River Wye and River Lugg. Within Hampton Bishop there is an active community with a village hall, church, public house and there are lovely local walks. There is a primary school in nearby Mordiford and the property is in the catchment area for Bishop's secondary school. In Fownhope there is also a shop/post office, doctors' surgery, a sports playing field and an exclusive health & leisure club (Wye Leisure).

The property is Grade II Listed thatched and the original part of the cottage is believed to date back to the 17th Century and has been extended and has a wealth of exposed internal timbering, 3 bedrooms and gas central heating.

There are lovely cottage-style gardens which extend to about 1/3rd acre

The whole is more particularly described as follows:-

Entrance door to the

Sitting Room

Recessed fireplace with gas fired stove and wooden surround, 2 windows to the front, storage cupboard, door to the

Inner Hall

Radiator, exposed floorboards.

Lounge

Exposed floorboards, Inglenook-style fireplace with woodburning stove with back-boiler providing hot water, raised flagstone hearth, 2 radiators, windows to front and side, corner cupboard and corner display cupboards.

Kitchen Dining Room

Fitted with a range of handmade traditional style units with beech (TBC) worksurfaces, 1½ bowl sink unit, tiled floor, Range-style cooker with electric oven and gas hob, radiator, window to side, 2 windows to rear, door to the

Rear Hall

Tiled floor, radiator.

Downstairs Cloakroom

Comprising WC, wash hand-basin, storage cupboard, door to the rear Canopy Porch.

Utility Room

Tiled floor, shower cubicle with mains fitment, extractor fan, Belfast sink unit, beech worksurface, plumbing for washing machine, gas fired central heating boiler, storage cupboards, radiator, 2 windows.

Staircase leads from the inner hall to the

First Floor Landing

With storage cupboard.

Bedroom 1

Full height ceiling, exposed floorboards, built-in wardrobes, radiator, window to side.

Bedroom 2

Exposed floorboards, built-in wardrobe, radiator and window to side.

Inner Landing

With hatch to roof space and an airing cupboard with hot water cylinder.

Shower Room

Tiled walls, shower cubicle with mains fitment, screen, window.

Bedroom 3

Built-in wardrobe, 2 radiators, window to the rear.

Bathroom

White suite comprising an enamel bath, wash hand-basin, WC, radiator, shaver light and point, part-tiled walls, window to side.

Outside

The property has access over a driveway to a parking area for at least 2-3 vehicles. The property stands in delightful cottage-style gardens with lawns, well-stocked flowerbeds, a patio with stone retaining wall, a vegetable/soft fruit garden, a small orchard and there are store sheds, a summerhouse with light and power and could be used as a home office. Outside lights and water tap. There is also a log-store with treehouse over, a chicken enclosure with workshop and barbecue area with further paved patio.

Agents Note

1. The nearby property, known as The Cider Mill and Annex, is also available for purchase by separate negotiation.

Price - £495,000

Services

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

Outgoings

Thatched Cottage - Council tax band E - payable 2024/25 £2833.11
Water rates are payable.

Viewing

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

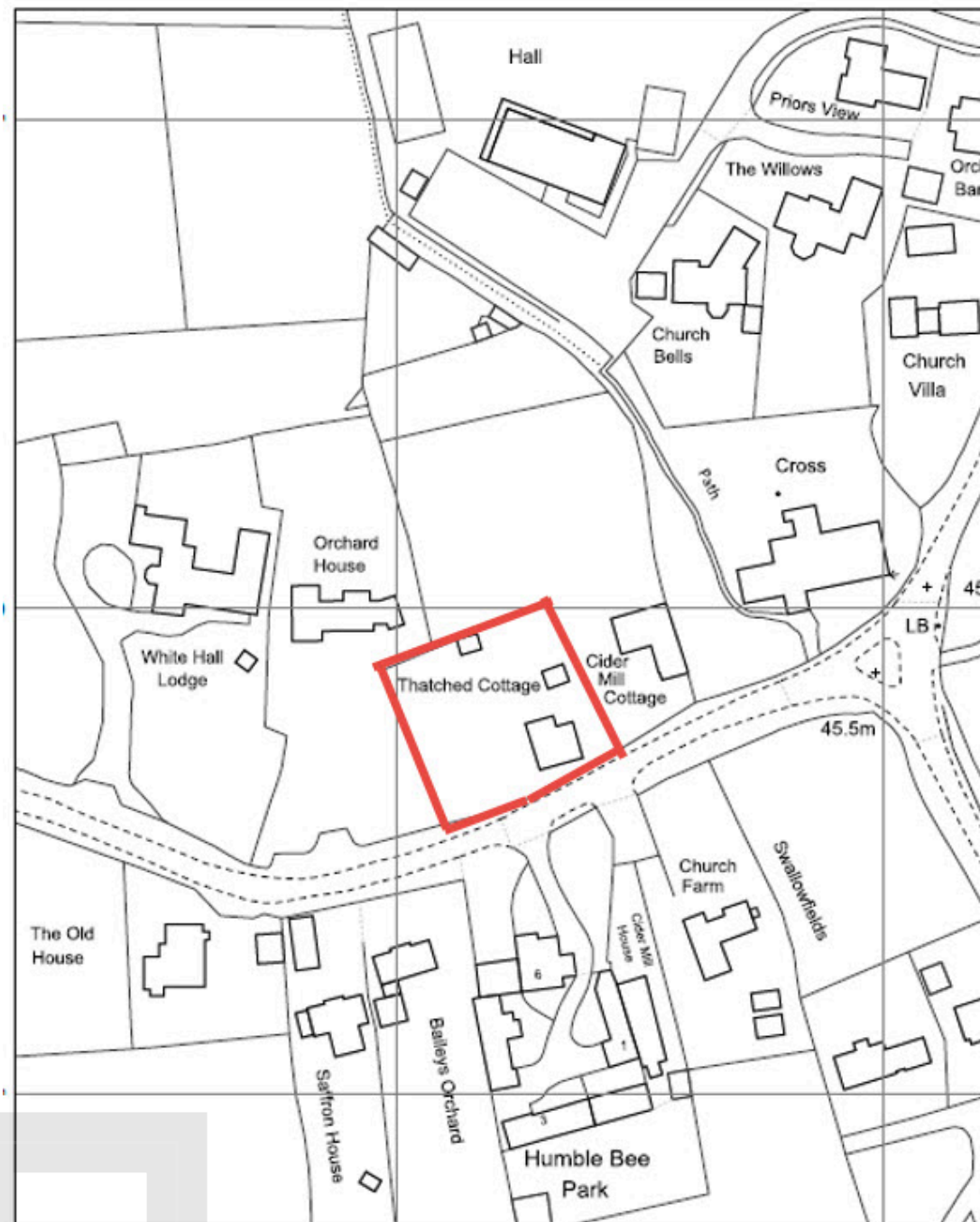
Money Laundering Regulations

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

Directions

From Hereford proceed initially towards Ledbury on the A465 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue into Hampton Bishop, passing The Bunch of Carrots Inn on the right-hand side and then, take the 3rd turning on the left into Church Lane and then turn right, immediately in front of the church, into Whitehall Road and Thatched Cottage is the first property on the right-hand side.

What3words - lied.growth.pinch

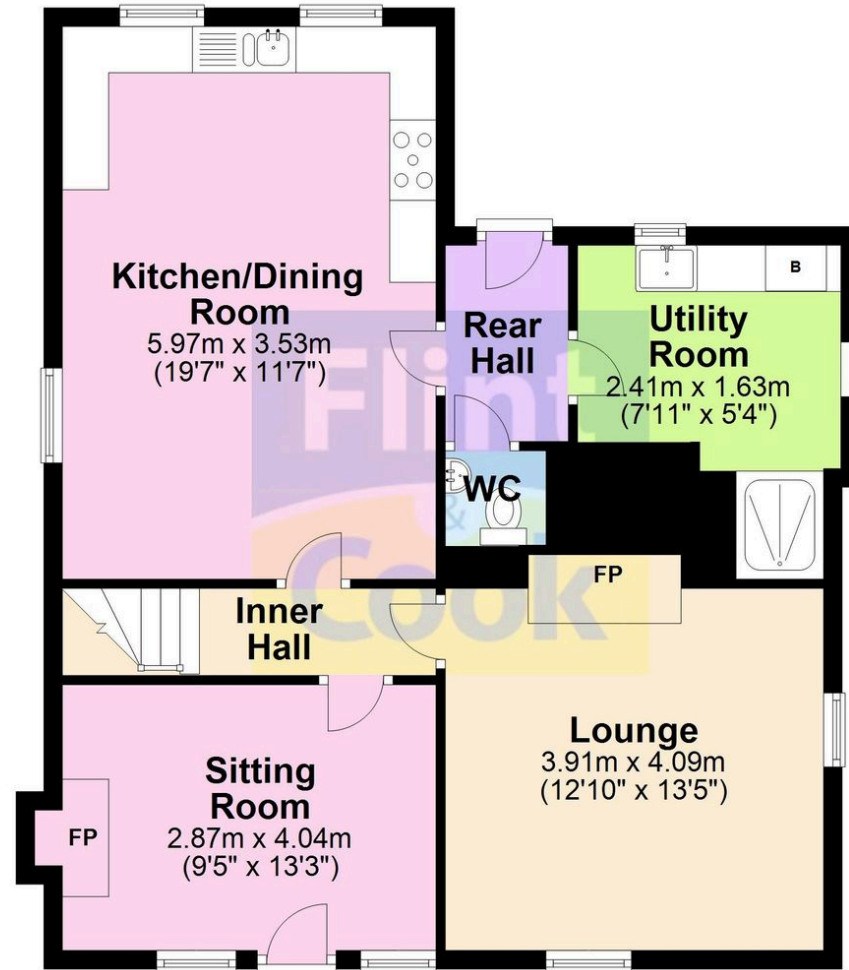


Plan not to scale for illustrative purposes only



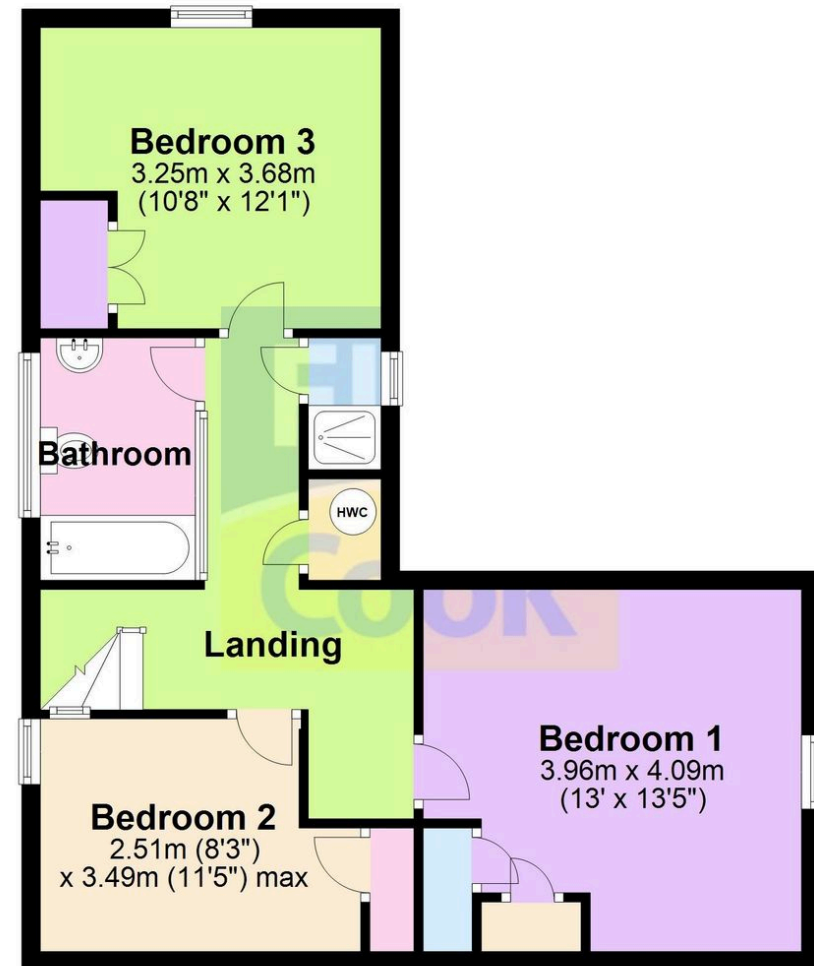
Ground Floor

Approx. 69.3 sq. metres (746.4 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



Total area: approx. 124.1 sq. metres (1336.2 sq. feet)