



Fayre Acres, Roman Road, Hereford HR4 9QW

**Stooke
Hill and
Walshe**
.co.uk

Fayre Acres, Roman Road, Hereford HR4 9QW

Set in an elevated position with southerly views over Hereford city, a stunning 5 bedroomed detached family house with gardens and grounds of 1.5 acres, enjoying swimming pool and studio/playroom, plus additional outbuildings.

Offers Based On £795,000



Situation and Description

The property is located in a popular area of Hereford approximately 1.5 miles northwest of Hereford City. Close by is an excellent range of amenities including local shops, public houses, primary and secondary schooling, leisure centre and a regular bus service to the city itself.

OVERVIEW

Set on the highly sought after northern fringe of Hereford City, a substantial, traditional 5 bedroomed detached family house, enjoying 3 en-suite bedrooms, 4 reception rooms, double garage, swimming pool and gardens and grounds extending to approximately 1.5 acres. The accommodation also enjoys many period features of its era, to include feature fireplaces, picture rails and coving and oak flooring to many of the reception rooms. Close by is an excellent range of amenities including local shops, public houses, primary and secondary schooling, leisure centre and a regular bus service to the city itself.

In more detail the property comprises of:
Double glazed front door leads to:

Large Enclosed Entrance Porch

Having quarry tiled floor.
Door leads to:

Reception Hall

A spacious reception hall with oak flooring, under stairs storage facility, dado rail and coving.
Door leads to:

Main Living Room

4.27m x 5.0m (14' 0" x 16' 5")
With feature ornate fireplace with oak surround, period inset grate and marble hearth, oak flooring, 3 large panelled radiators, coving and double glazed, south facing, bay window with pleasant outlook towards the front and towards Hereford City.

Office

2.88m x 3.50m (9' 5" x 11' 6") 2.85m x 3.50m (9' 4" x 11' 6")
Having double panelled radiator, power points, laminate wood effect flooring, south facing double glazed window overlooking Hereford City and beyond.

Separate Dining Room

3.68m x 5.20m (12' 1" x 17' 1") into double glazed bay window.
Large double panelled radiator, oak flooring, feature fireplace with fitted coal effect gas fire and coving.
Door leads to:

Second Sitting Room/snug

3.66m x 5.0m (12' 0" x 16' 5")
With oak flooring, fitted log effect gas fire, ample power points, radiator, coving and french style double doors opening to rear patio.

Downstairs Cloakroom

Having large airing cupboard off with copper immersion heater and slatted shelving to the side.
Separate Cloakroom:
Having vanity style wash hand basin, corner bracket wash hand basin with tiled splash back and tiled floor.

Kitchen

2.90m x 3.76m (9' 6" x 12' 4")
Fitted with a range of units comprising of 1.5 bowl sink, storage beneath, built-in dishwasher, further range of working surfaces with full range of drawers and cupboards below, full range of eye level wall cupboards with shelving, recess range style Rangemaster cooker with 5 burner hob, hot plate and oven below, built-in microwave to one side with working surface over and eye level store cupboards above with one incorporating an extractor, tiled flooring, coving and power points.
Archway through to:

Breakfast Room

2.84m x 5.0m (9' 4" x 16' 5")
With matching ceramic tiled floor to the kitchen, large double panelled radiator, matching pantry style fridge/freezer with working surface to the one side and eye level storage above, dado rail, ample power points, skylight and double glazed patio style doors opening to side patio and outlook to front.
Door to:

Utility Area

2.86m x 3.67m (9' 5" x 12' 0")
With a range of working surfaces with storage beneath, large walk-in pantry cupboard with folding door and shelving, radiator, ceramic tiled floor.
Walk through to:

Laundry

2.82m x 1.66m (9' 3" x 5' 5")
With a single drainer sink unit with storage beneath, space and plumbing for washing machine, wall mounted gas fired boiler serving domestic hot water and central heating, ceramic floor and power points.
From the utility area there is a direct double glazed door giving access to outside.

FIRST FLOOR

Landing

A most attractive oak staircase with part landing which then divides to two landing areas.
Main landing area:
Having access to roof space, door to:

Bedroom 1

3.66m x 5.14m (12' 0" x 16' 10") into double glazed bay window.
Having radiator, power points and pleasant outlook to the front.

Bedroom 2

3.69m x 4.29m (12' 1" x 14' 1")
With laminate wood effect flooring, radiator, ample power points and large double glazed window with pleasant southward outlook to the front to Hereford City.

En-Suite Shower Room

With corner shower with dual shower head, tiled surround, low flush WC, vanity wash hand basin with storage beneath and chrome ladder style radiator/towel rail.

Bedroom 3

3.06m x 3.83m (10' 0" x 12' 7")
With radiator, power points, fitted wardrobe unit with hanging rail and sliding doors and window with pleasant outlook to the side.

En-Suite Shower Room

1.68m x 2.63m (5' 6" x 8' 8")
With large corner shower cubicle with folding doors, dual head shower with tiled surround including raindrop shower head, low flush WC, vanity style wash hand basin with storage beneath, wood effect flooring and chrome style radiator/towel rail.

Bedroom 4

3.19m x 2.72m (10' 6" x 8' 11")
With radiator, power points and corner storage unit.

Family Bathroom

With a suite comprising panelled bath, shower attachment over and tiled surround, enclosed low flush WC, with vanity unit to the side and storage beneath, walk-in shower with Mira shower, tiled surround, ladder style/towel rail.
Approached from the second landing, there is access to:

Bedroom 5

3.66m x 3.35m (12' 0" x 11' 0")
With double panelled radiator, power points, coving, fitted wardrobes with sliding fronts and incorporating a sliding mirror front.

En-Suite Shower Room

With corner shower, low flush WC, vanity wash hand basin, useful utensil storage to one side, double panelled radiator, inset ceiling downlighters, double glazed window and double panelled radiator.



OUTSIDE

The property is approached from the front, which was the old Roman Road, but is now a slip road accessing just the properties which front onto Roman Road. The property is approached via pillars through wrought iron gates onto a large tarmac driveway which lead down the side of the property and to the rear, providing numerous parking for several vehicles. The front garden is attractively laid to lawn with flower and shrubbery borders, ornamental cherry trees, giving colour throughout the year. To one side of the garden is the most attractive seating area which is approached directly off the breakfast room. To the rear and the far side of the property there is a storage facility/BBQ area and pizza oven. Large double glazed patio doors lead from the pool room/studio out onto the pool area with full patio surround, seating area and paving, bordered by conifer hedging giving complete seclusion and privacy. Behind the pool area there is a further separate detached building, which could have various uses. To the side is a useful vegetable garden with further garden store/summer house to the one end. Lawned gardens from the pool and the rear of the property open out to the separate orchard area, which extends to well over 1 acre. To the far corner there is a large timber storage shed, providing an ideal storage for garden tractors etc. The orchard area provides further activities either for children, poultry or livestock. General acreage is approaching 1.5 acres.



Outside Store

2.15m x 3.0m (7' 1" x 9' 10")
Double glazed construction with working surface, storage, power and light.

Large Double Garage

6.70m x 6.13m (22' 0" x 20' 1")
Having mezzanine area ideal for storage, power, light and concrete floor.
Adjoining the garage is:

Pool Room/Studio Area

7.19m x 3.86m (23' 7" x 12' 8")
Ideal for a workroom or an annex/separate area, if so required. Having ceramic tiled floor, radiator and power points.

Kitchen Area:

Having single drainer sink, storage beneath, 4 ring gas hob, breakfast bar area, drawers and cupboards below, range of eye level store cupboards and tiled surround below.
Door to:

Shower Room

Having large walk-in double shower, Mira fitted shower, tiled surround, low flush WC, vanity wash hand basin, storage beneath.

Pump Room

Adjoining the shower room, providing all the filters for the pool, wall mounted gas boiler which heats the hot water for the swimming pool also it provides the heating and hot water for the studio area.

Garden Room

6.0m x 6.0m (19' 8" x 19' 8")
With power, light, heating, storage unit, french doors giving access to the side plus an additional further door.

Directions

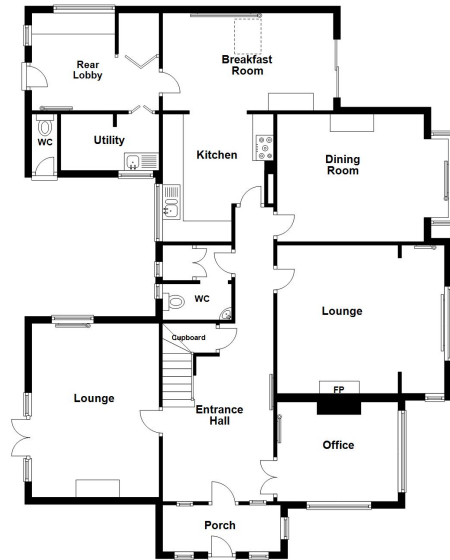
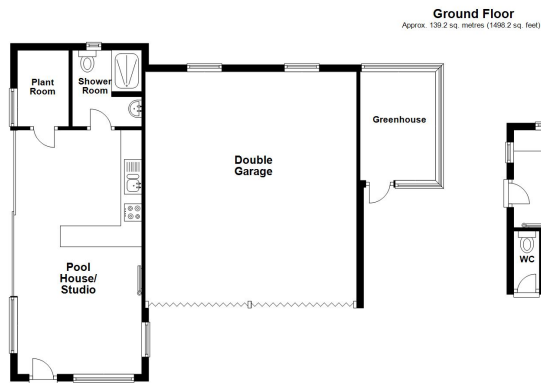
From Hereford City centre proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110, at the traffic lights turn right onto Roman Road, left onto the Roman Road slip road, then left and the property can be found on the right hand side. For those who use "What3words" [///grades.grapes.info/m](http://grades.grapes.info/m)

Services

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

Tenure

Freehold



Total area: approx. 234.6 sq. metres (2524.7 sq. feet)
Fayres Acre, Roman Road, Hereford

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	78
(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	

MIDDESCRIPTION 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 of 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 fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hil & Walshe nor any person in their employment has the authority to make or give any representation or warranty, whatever in relation to this property.

8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk





8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk