

FOR  
SALE



The Courtyard, Fownhope, Hereford HR1 4NN

£485,000 - Freehold

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## PROPERTY SUMMARY

A unique, individually designed single storey dwelling, in a prime village location, 2 bedrooms (both ensuite), open plan living space, off road parking, stunning integral courtyard.

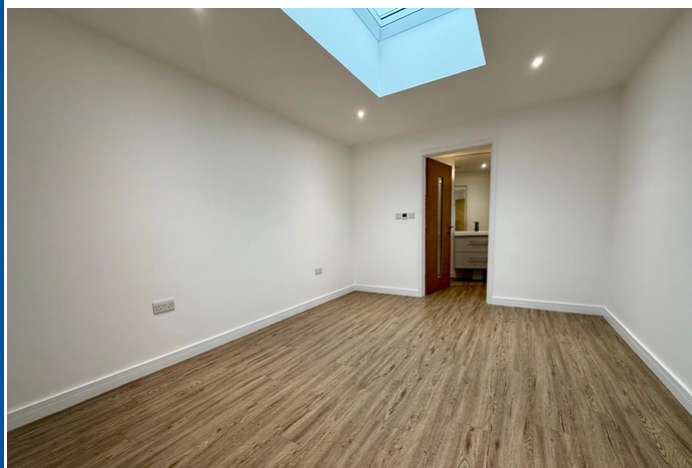
This charming, detached property is pleasantly located in the centre of the highly favoured village of Fownhope which lies between the cathedral city of Hereford (7 miles) and the market town of Ross-on-Wye (9miles with the M50 motorway link – Junction 3).

Within the village there is a shop/post office, a butchers, 2 public houses, an exclusive health and leisure club (Wye Leisure), a doctors' surgery, village hall, church, sports playing field, a primary school and the property is within the catchment area for Bishop Blue Coat secondary school.

Constructed in a contemporary style using traditional materials and designed for ease of maintenance with low running costs the property benefits from gas powered under floor heating, a mechanical heat recovery system, powder coated aluminium double-glazed windows, lovely open plan living space which opens directly on the internal courtyard and there are 2 double bedrooms which both have ensembles and off road parking.

## POINTS OF INTEREST

- *Unique designed single storey dwelling*
- *Exclusive village location*
- *2 Bedrooms both with En-suites*
- *Under floor heating*
- *Spacious open-plan accommodation*
- *Off-road parking*
- *Internal courtyard garden*
- *Viewing highly recommended*



## ROOM DESCRIPTIONS

### **Kitchen/Living Room**

With feature exposed brickwork, low voltage lighting ,smoke alarm and window to the front.

The kitchen area is fitted with a range of contemporary style units, with oak worksurfaces and splashbacks, twin bowl sink unit with mixer tap, built in electric oven and microwave/grill, electric double oven, 4 ring induction hob with extractor hood over, built in washing machine, built in dishwasher, built in fridge/freezer, a central island station with oak breakfast bar and tri-fold doors to the courtyard garden.

### **Inner Hall**

With walk in cloaks cupboard and access to the

### **Cloakroom**

WC, washbasin with cupboards under, extractor fan,

### **Plant Room**

Housing the gas fired central heating boiler and mechanical heat recovery plant.

### **Rear Hall**

Allows for a small office area with shelving.

### **Bedroom 1**

With window and en-suite bathroom

### **En-Suite Bathroom**

With bath mixer tap and mains shower, wash hand basin with cupboards under, WC, store cupboard, extractor fan, electric ladder style towel rail/radiator.

### **Bedroom 2**

With window, a recessed area for a wardrobe and an en-suite shower room.

### **En-Suite Shower Room**

With tiled shower cubicle, mains shower with overhead and handheld fittings and glass screen, wash hand basin with cupboards under, WC, storage cupboard, large wall mounted mirror, extractor fan, electric ladder style towel rail/radiator.

### **Outside**

To the front of the property there is a tarmacadam parking area for 2 vehicles, an outside water tap and lighting.

There is an internal courtyard area with flagstone flooring, wall light points and a direct access to the living accommodation via bi-fold doors and this area offers an excellent degree of privacy and seclusion.

### **Agents note**

The property benefits from a Atomist Fire Suppression Sprinkler System (BS8458:2015 compliant).

### **Services**

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

### **Outgoings**

Council tax band - payable for 2024/2025

Water and drainage rates are payable.

### **Directions**

From Hereford proceed, initially, towards Ledbury on the A438 then, just past the fire station turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford into Fownhope and the property is located on the right hand side just past the village stores.

### **Viewings**

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

### **Money Laundering Regulations**

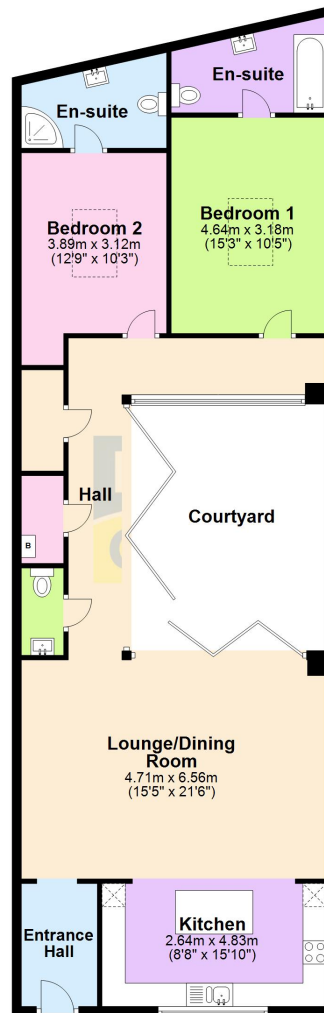
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

**Ground Floor**  
Approx. 109.1 sq. metres (1174.6 sq. feet)



Total area: approx. 109.1 sq. metres (1174.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanItUp



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