



Old Vicarage, Westhide, Hereford HR1 3RQ

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A substantial detached period property comprising, 4 reception rooms, cellar, utility, garden room, cloakroom, 4 bedrooms, 2 bathrooms, separate study/workshop, gardens, garage and full planning permission for a substantial 2/3 bedroom detached dormer style property.

Price Guide £775,000



Situation and Description

Occupying an idyllic position in a peaceful rural location of Westhide, opposite St Bartholomew's church, east of Hereford City and set in some quintessential Herefordshire Countryside, where there are some local amenities available in nearby villages. This substantial property offers an incoming purchaser a well proportioned property set in its own garden and grounds of over half and acre with the benefit of planning consent which was granted in April 2024, for a substantial dormer property comprising, extending to in excess of two thousand square feet. Planning application number P233390/F.

OVERVIEW

In more detail the property comprises:

Canopy Porch

Double glazed hardwood front door to:

Reception Hall

With a wealth of exposed wall and ceiling timbers, flagstone flooring, and access to cellar. Ledge and brace door to:

Dining Room

4.07m x 5.06m (13' 4" x 16' 7")

Feature inglenook fire place with solid fuel stove, oak mantle and natural stone wall, exposed wall and ceiling timbers, large double panelled radiator, and windows to both front and side with the most attractive outlook across Westhide Church to the front.

Main Living Room

5.04m x 5.11m (16' 6" x 16' 9")

Again with feature inglenook fireplace with large mantle over and coal effect gas stove on a stone hearth, wealth of exposed wall and ceiling timbers, oak flooring, wall light points, window with outlook to the front again towards the Church, feature arch window giving further outlook to the garden. Oak ledge and braced door to:

Study

2.84m x 3.37m (9' 4" x 11' 1")

With exposed natural stone wall to one side, radiator, power points and window with outlook to towards the side garden.

Door from the main living room leads to:

Kitchen

3.82m x 4.91m (12' 6" x 16' 1")

Kitchen Area:

The kitchen is fitted with a modern range of light oak units comprising 1.5 bowl sink wit

mixer tap over, drawers and cupboards below including an integrated dishwasher, further range of laminated working surfaces with drawers and cupboards, space for range style cooker, but being included is the RangeMaster 5 burner hob, double oven below plus warming pad, large RangeMaster extractor canopy over, range of eye level wall cupboards, and feature inglenook type fireplace with solid fuel stove and oak mantle over.

Dining/Family Area:

With radiator, ceramic tiled floor, window to both side and rear garden, with views to open countryside, exposed ceiling timbers, and inset ceiling downlighters.

Oak ledge and brace door gives access to:

Rear Entrance Hall

With door to walk-in pantry, which is fully tiled, and space for fridge/freezer.

Further door to:

Utility Area

1.93m x 3.82m (6' 4" x 12' 6")

Having a useful walk-in store with quarry tiled floor, shelving and is ideal storage for vacuums etc, Belfast ceramic sink with wooden drainer either side, space and plumbing for both washing machine and tumble dryer, wall mounted Worcester gas fired central heating boiler serving domestic hot water and central heating, extractor fan, radiator, oak door giving access to the outside, and corner wash hand basin.

Door to:

Garden Room

6.33m x 1.89m (20' 9" x 6' 2")

Being of oak construction, fully double glazed with a quarry tiled floor and having a feature of the original water pump, with pine ceiling, three sets of double door that open onto the rear garden with outlook across open farm land.

Cloakroom

With low flush WC.

Approached from the main reception hall an oak door leads down to:

Cellar

3.87m x 4.73m (12' 8" x 15' 6")

This area provides ideal storage, or could be further developed subject the necessary building regulations, electric light, and at present, being a constant temperature for those wishing to collect wine this area is ideal.

From the main reception hall stairs lead to:

FIRST FLOOR

Landing

With skylight proving a lovely amount of light.

Door to:

Bedroom 1

5.10m x 3.90m (16' 9" x 12' 10")

Having fitted his and hers wardrobe unit with storage above, radiator, wall light point, and magnificent outlook towards Westhide Church.

Adjoining the bedroom and approached off the landing is:

Shower Room

With corner shower cubicle with tiled surround, low flush WC, wash hand basin, and ladder style radiator/towel rail.

Bedroom 2

5.27m x 3.78m (17' 3" x 12' 5")

With radiator, power points, outlook to the front, large walk-in linen cupboard could be further developed depending on a purchasers requirements and airing cupboard with shelving to the side and above.

Bedroom 3

3.80m x 3.90m (12' 6" x 12' 10")

With radiator, power points and access to roof space.

Bedroom 4

2.40m x 4.28m (7' 10" x 14' 1")

With radiator, power points and window to with pleasant to the rear, open farmland and surrounding countryside.

Family Bathroom

5.0m x 2.13m (16' 5" x 7' 0")

A particularly large bathroom and having enamelled bath with shower over, and Aqualiser II electric shower and screen to the side, low flush WC, pedestal wash hand basin and radiator, and pull light.

Adjoining the rear door to the property there is access to:

Separate Study/Workshop Area

4.0m x 3.0m (13' 1" x 9' 10") Depending on an incoming purchasers requirement.

Having a range of units inset single strainer sink, laminated working surface with drawers and cupboards below, electric wall heater, power, light, oak windows with pleasant



countryside.

Garage

5.73m x 5.80m (18' 10" x 19' 0")

Having two single electric roller doors, power and light, personal door and there is attic storage available in the open trusses. EV charging point.

AGENTS NOTE:

PLANNING PERMISSION

Full planning consent was granted in April 2024, for a substantial accommodation comprising, 2/3 bedroom detached dormer style property, in excess of two thousand square feet and planning application number is P233390/F

Directions

From Hereford City proceed east onto A4103 towards Worcester, after approximately 2.3 miles turn left onto Withies Road and from here is approximately 1.9 miles travelling through Withington village towards Westhild. The property can be found on the left hand side, opposite St Bartholomews Church, as indicated by the Agents For Sale Board. For those who use 'What3words'///invented.crumb.remotest

Services

Mains electricity, water, and gas. Private drainage.

Tenure

Freehold

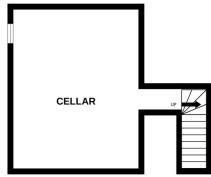


outlook to the surroundings and this room has multi purpose potential either for a work from home study which is separate to the main living accommodation or alternatively an ideal laundry/workshop.

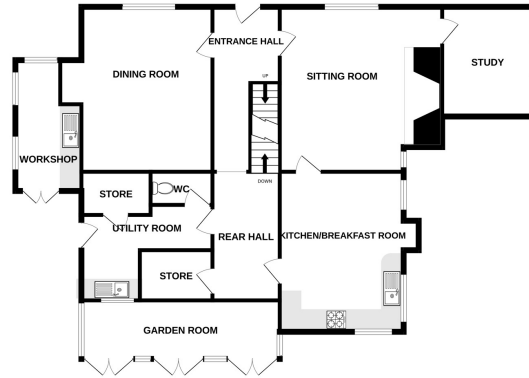
OUTSIDE

The property is approached over a concrete driveway where there is parking for numerous vehicles, this in turn gives access to the detached garage. The gardens and grounds to this property form a delightful feature being on either side and to the rear of the property, so the property very much sits in the centre of the grounds. To the right hand side, there is planning consent for a separate 2/3 bedroom detached bungalow reference details of this are planning number P233390/F. The gardens are predominantly laid to lawns, collection of ornamental fruit trees, mature hedging, a timber garden workshop to one side, and pleasant outlook over the adjoining farmland. The gardens then proceed across the rear of the property where there is an idyllic seating area, a rockery, shrubbery borders and an ornamental water feature, and from here this opens out to a further good size lawn garden, and shrubbery borders. The garden, particularly to the front, is bounded by a very attractive natural stone walling, and as mentioned earlier looks across to Westhild Church, with the rear having some quintessential views across the Herefordshire

BASEMENT
253 sq.ft. (23.5 sq.m.) approx.



GROUND FLOOR
1319 sq.ft. (122.5 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2509 sq.ft. (233.1 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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