



Halfway House,
Fromes Hill Ledbury HR8 1HT

£429,950



GENERAL INFORMATION

Tenure
Freehold.

Services
Mains electricity, water and private drainage, oil fired central heating.

Outgoings
Council Tax: Band E

Viewing
By appointment through the Agents:
Hereford Office
8 King Street
Hereford, HR4 9BW
T: 01432 343477
E: hereford@shandw.co.uk

Ledbury Office
14 The Homend
Ledbury, HR8 1BT
T: 01531 631177
E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

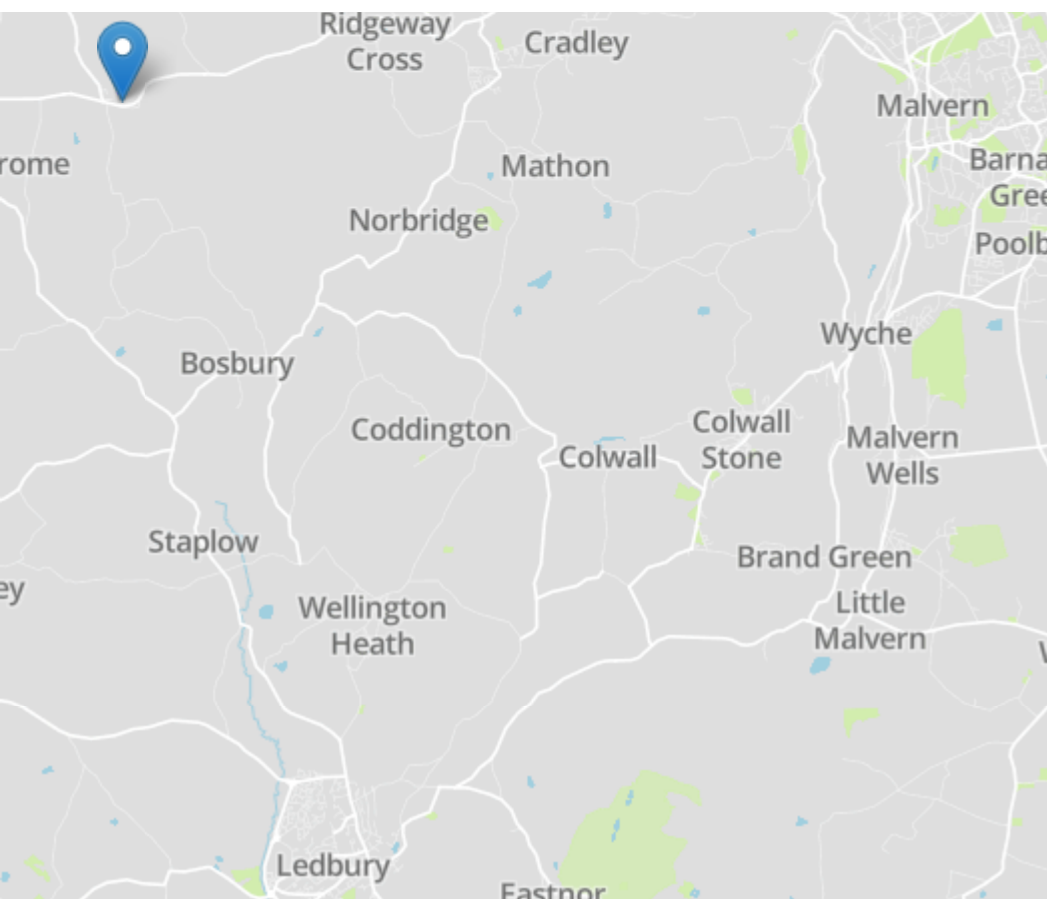
Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

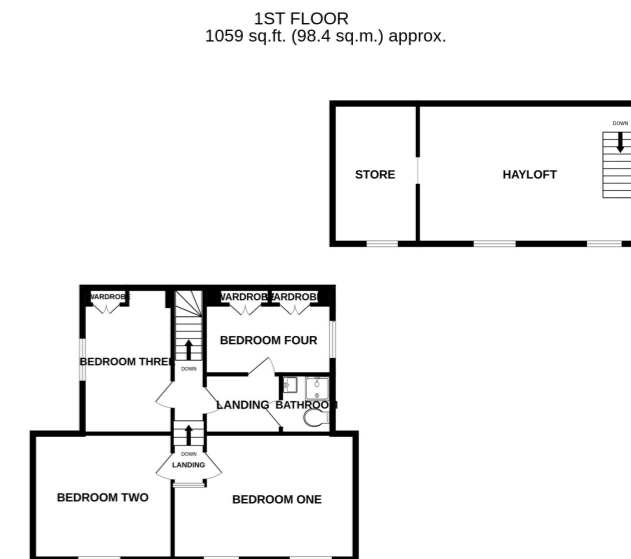
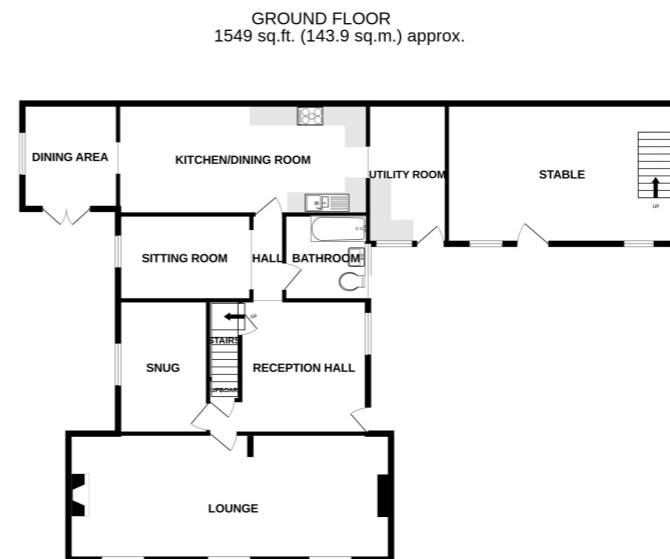
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

DIRECTIONS

From Ledbury proceed on the B4214 Bromyard Road for approximately 7 miles, when reaching the T junction turn right onto the A4103 Hereford/Worcester road, continue to the top of Fromes Hill where the property can be found on the left hand side as indicated by the For Sale board.



- Spacious Detached House.
- Wealth of Character Features Throughout.
- Four Reception Rooms.
- Four Bedrooms.
- Two Bathrooms.
- Enclosed Gardens.
- Potential for Separate Annexe (STPP)



TOTAL FLOOR AREA : 2608 sq.ft. (242.3 sq.m.) approx.
Made with Metropix ©2024

Halfway House

Situation and Description

Halfway House is situated in the well serviced village of Fromes Hill and is conveniently placed for Ledbury, Hereford and Worcester. The house offers spacious accommodation throughout with a wealth of character features, comprising four reception rooms, four bedrooms, two bathrooms, enclosed front and rear garden.

It is understood that the property was originally a Coaching Inn, being located "half way" between Worcester and Hereford where horses were changed over during the journey. The original stables still exist and offer potential to convert into a self contained annexe (STPP) suitable for holiday lets etc.,

In more detail the accommodation comprises:

Ground Floor

Reception Hall

11' 10" x 11' 10" (3.61m x 3.61m) with window to front, tiled flooring, radiator, power points, feature wall and ceiling beams, Understairs Storage Cupboard. Doors to:

Lounge/Dining Room

30' 9" x 11' 10" (9.37m x 3.61m) with three large windows to front, feature fireplace with brick surround and wooden mantle, three radiators, power points, T.V point.

Snug

7' 9" x 11' 10" (2.36m x 3.61m) with window to rear overlooking the garden, tiled flooring, radiator, power points, feature wall and ceiling beams.

Sitting Room

15' 9" x 8' 6" (4.80m x 2.59m) with window to rear overlooking the garden, radiator, power points, feature wall and ceiling beams. Doors to:

Bathroom

with window to front, free standing bath, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, feature ceiling beams.

Kitchen/Family Room

24' 4" x 11' 6" (7.42m x 3.51m) with three Velux windows, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, space for Range style cooker, extractor hood over, eye level wall cupboards including glass display cabinets, space for fridge/freezer and dishwasher, tiled splashbacks, feature ceiling beams, radiators, power points, opening to:

Dining Area

8' 9" x 10' 2" (2.67m x 3.10m) with window to rear and double doors to side opening onto the garden, radiator, power points, feature ceiling beams.

Utility Room

with window and door to side, range of laminate worktops, space for washing machine and tumble dryer, tiled flooring, Worcester oil fired central heating boiler.

First Floor

Landing

with doors to:

Bedroom Three

7' 11" x 12' 7" (2.41m x 3.84m) with window to rear overlooking the garden, radiator, power points, doors to built-in wardrobe.

Bedroom Four

12' 3" x 6' 7" (3.73m x 2.01m) with window to front, radiator, power points, doors to built-in wardrobe.

Shower Room

with window to front, corner shower cubicle, low flush w.c., wash basin, tiled splashbacks, radiator.

Bedroom One

17' 10" x 12' 1" (5.44m x 3.68m) with two large windows to front, radiator, power points.

Bedroom Two

12' 11" x 12' 1" (3.94m x 3.68m) with window to front, radiator, power points, mirrored doors to built-in wardrobe.

Outside

Approach

The property is approached from the A4103 via double wooden gates opening onto a gravelled driveway with parking for several cars. To the front of the property is a good size lawn edged with well stocked shrub and floral beds. A large raised pond forms a delightful feature with a wooden bridge over. The front garden is enclosed on all sides.

Stable

21' 7" x 12' 8" (6.58m x 3.86m) with potential for conversion into a self contained annexe (stpp) a former two storey stable with window and door to front, water and power connected

Rear Garden

which can be accessed via a wooden gate and comprises a good size patio with steps leading to a raised lawn with garden shed. The garden is enclosed on all sides.



At a glance...

- Reception Hall
11'10" x 11'10" (3.61m x 3.61m)
- Lounge/Dining Room
30'9" x 11'10" (9.37m x 3.61m)
- Snug
7'9" x 11'10" (2.36m x 3.61m)
- Sitting Room
15'9" x 8'6" (4.80m x 2.59m)
- Kitchen/Family Room
24'4" x 11'6" (7.42m x 3.51m)
- Dining Area
8'9" x 10'2" (2.67m x 3.10m)
- Bedroom One
17'10" x 12'1" (5.44m x 3.68m)
- Bedroom Two
12'11" x 12'1" (3.94m x 3.68m)
- Bedroom Three
7'11" x 12'7" (2.41m x 3.94m)
- Bedroom Four
12'3" x 6'7" (3.72m x 2.01m)

And there's more...

- Highly Individual Spacious Detached house
- Many character features and potential to divide into individual dwellings (stpp)
- Former Stable with potential for conversion to Annexe (stpp)
- Set in a village with many local amenities

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.