

FOR  
SALE



Green Gables Hampton Bishop, Hereford HR1 4JN

£535,000 - Freehold

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## PROPERTY SUMMARY

This superb detached house is conveniently located on the outskirts of Hereford, backing onto open farmland with lovely views and only ½ a mile from the River Wye, in the hamlet of Franchistone which is within the Parish of Hampton Bishop, just 2 miles from the City centre.

In Hampton Bishop village, there is a public house, church and village hall and within the neighbouring Parish of Hampton Dene/Tupsley there is a shop, doctors surgery, bus service, primary schools and the property is also in the catchment area for Bishop's Secondary School. The Wye Valley Walk is also just a few hundred yards away.

Constructed in the late 1950's, the property has been extended and is very well presented and benefits from alarm system, gas central heating and double glazing and is an ideal family house with accommodation extending to approximately 2,000 sq. feet.

The property has very large, well established gardens with spectacular rear views - lapsed Planning Permission for a detached dwelling in the grounds.

## POINTS OF INTEREST

- *Extended detached house*
- *Convenient semi-rural location*
- *4 bedrooms, 3 reception rooms*
- *Gas central heating, alarm system*
- *Good sized gardens with lovely views*
- *Viewing advised*



## ROOM DESCRIPTIONS

### **Canopy Porch**

With door into the

### **Reception Hall**

Hardwood flooring, central heating thermostat.

### **Living Room**

There is an inset coal-effect fire with marble surround, radiator and window to side, bay window to the front and panelled glazed door into the

### **Sitting Room**

Radiator and patio doors to the rear.

### **Kitchen/Breakfast Room**

The Breakfast Room has hardwood flooring, built-in oak and glazed fronted base and wall units, radiator. The Kitchen area has a tiled floor and fitted with oak fronted base and wall mounted units, worksurfaces, tiled splashbacks, twin bowl sink unit with waste disposal and mixer tap, plumbing for dishwasher, built-in double oven, 4-ring gas hob and extractor hood, breakfast bar, windows to side and rear and door into the

### **Utility Room**

Plumbing for washing machine, sink unit, base and wall mounted units, worksurface, tiled splashbacks, tiled floor, radiator, window, side entrance door.

### **Downstairs Cloakroom**

With WC, wash hand-basin with cupboard under and window.

### **Study**

Radiator, built-in storage cupboards, window to side and door into the

### **Laundry Room**

Worksurface, gas fired central heating boiler, window, cloaks cupboard and door into the

### **Dining Room**

Radiator, windows to the front and side.

### **Staircase leads from the Entrance Hall to the**

### **Spacious First Floor Landing**

With hatch to roofspace, radiator and airing cupboard with hot water cylinder.

### **Bedroom 1**

Radiator, window to the side and rear with lovely view to Dinedor Hill. There is a Dressing Room with built-in wardrobes, hatch to roofspace and radiator and the En-suite Shower Room with a shower cubicle and mains fitment, wash hand-basin, cupboards under, WC, radiator, extractor fan, window to front.

### **Bedroom 2**

Range of built-in bedroom furniture, wardrobes, dressing table, storage chests, radiator, windows to front and side.

### **Bedroom 3**

Built-in wardrobe, radiator, tiled shower cubicle with electric fitment, window to rear.

### **Bedroom 4**

Built-in wardrobe, radiator, window to the front.

### **Bathroom**

Comprising an enamel bath with mixer tap and shower attachment, wash hand-basin, part-tiled walls, ladder style radiator, window to rear.

### **Separate WC**

Low flush suite and window.

### **Outside**

The property stands in large well-established gardens which is mainly laid to lawn and enclosed by mature hedging and fencing, with various ornamental shrubs and trees. The rear is south-facing and a patio/sun deck.

### **Agents Note**

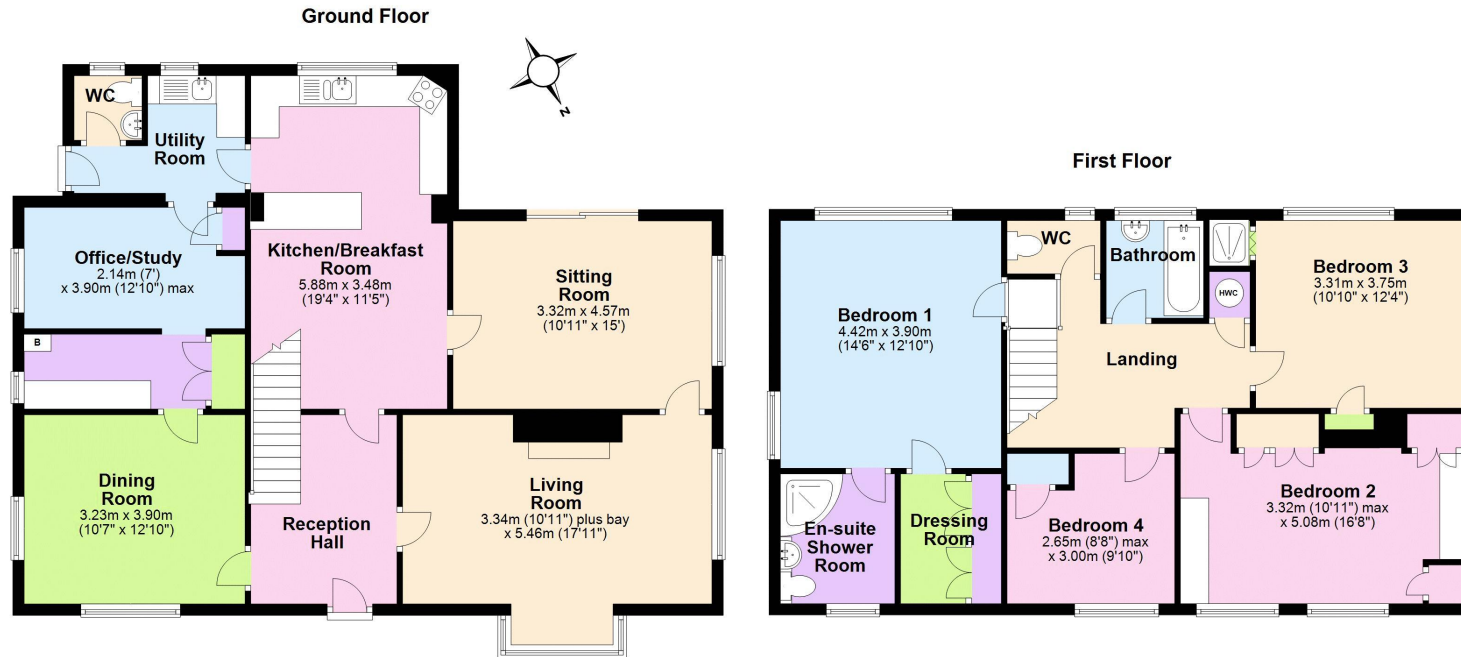
Planning consent was granted on 21st June 2020 for a detached dwelling with garage (app no 204102). This permission has now lapsed but could be re-instated subject to conditions.

### **Money Laundering**

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

### **Viewing**

Strictly by appointment through the Agent Flint & Cook 01432 355455



Total area: approx. 181.9 sq. metres (1958.4 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**Green Gables, Hampton Bishop, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	