

FOR
SALE



2 Old Grove, Westhide, Hereford HR1 3RL

£409,995 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Occupying an idyllic elevated position in this peaceful rural location, a charming 3 bedroom cottage-style semi detached house enjoying far-reaching countryside views. The property, which is in good decorative order, has the added benefit of gas central heating, double glazing, 2 en-suite shower rooms, ample off-road parking and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Charming 3 bedroom cottage-style semi-detached house*
- *Idyllic elevated position*
- *2 Large reception rooms*
- *Kitchen & utility*
- *Far-reaching countryside views*
- *Detached double garage/stable block*
- *Internal inspection highly recommended*



ROOM DESCRIPTIONS

Bespoke Entrance Porch

With entrance door through to the

Open-plan Hall/Sitting Room

Feature tiled floor, carpeted staircase to the first floor with understairs storage, double glazed window to the front aspect enjoying superb views, decorative wall, display shelving, recessed archway, feature fireplace with log-burning stove and glazed panelled door to the

Fitted Kitchen

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, feature tiled floor, Flavel Range-style cooker with 7-ring gas hob, splashback and cookerhood over, Velux-style rooflight providing ample natural light, double glazed window enjoying a pleasant outlook across the rear garden and countryside beyond, eye-level glass display cabinets, pull-out basket storage, space for fridge/freezer and open-plan access to the

Utility Area

Worksurface with space and plumbing below for washing machine and tumble dryer, eye-level store cupboard, radiator, tiled floor and door to the

Downstairs Bathroom

Suite comprising panelled bath with shower unit over and glazed screen, vanity wash hand-basin with storage below and mirror over, wall mounted gas central heating boiler, tiled floor, radiator, double glazed window.

From the Kitchen, there is access to the Impressive Lounge/Dining Room

A light and airy room with Lounge Area with fitted carpet, radiator, decorative wall, double glazed window to the front aspect enjoying fine views and double glazed double doors to the side patio and garden. Dining Area with feature tiled floor, double glazed windows to the side and rear and door to the rear garden.

First floor landing

Fitted carpet, double glazed window to the rear, large access hatch to loft space and door to

Bedroom 1

A light and airy room with fitted carpet, radiator, double glazed windows to the front and side aspects enjoying fine views and door to the EN-SUITE SHOWER ROOM with suite comprising double shower cubicle with glazed door, pedestal wash hand-basin, low flush WC, tiled floor and tiled wall surround for easy maintenance, double glazed window and extractor fan.

Bedroom 2

Fitted carpet, radiator, double glazed window enjoying fine views and door to the EN-SUITE SHOWER ROOM with corner shower cubicle with glazed sliding doors, vanity wash hand-basin with storage below and mirror over, low flush WC, ladder style towel rail/radiator, double glazed side window, extractor fan, vinyl flooring and tiled wall surround.

Bedroom 3

Fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

Outside

The property is approached via a private lane with access via a 5-bar gate onto an extensive driveway with turning area providing ample off-road parking facilities and this also provides access to the DETACHED DOUBLE GARAGE/STABLE BLOCK with 2 sets of double doors, power and light points, ample storage, sink unit and door to the rear with steps leading up to a further raised small garden. To the immediate front and side of the property there is a large paved patio area providing the perfect entertaining space and enjoying the far-reaching views. To the rear of the property there is a good size lawned garden, well enclosed to maintain privacy with raised flower/herb borders, timber garden shed/woodstore and summerhouse/stored with glazed windows, power and light points and offering the perfect garden retreat.

Services

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

Outgoings

Council tax band C - payable 2024/25 £2045.77

Water rates are payable/metered supply.

Private Drainage.

Money laundering regulations

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

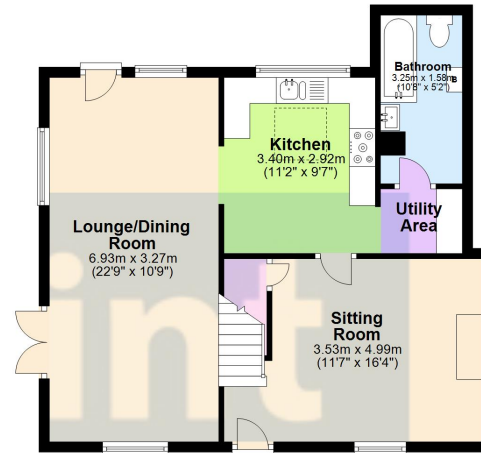
Viewing

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

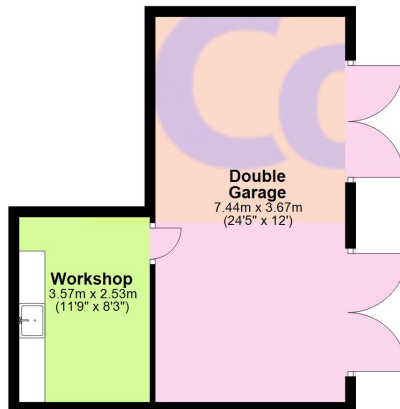
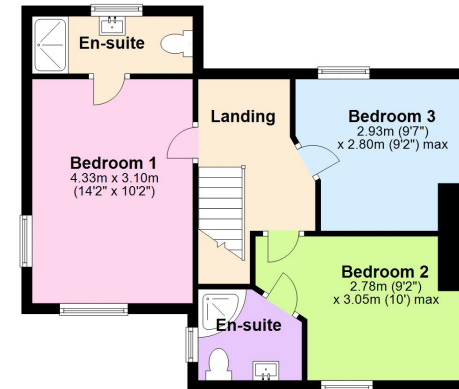
Directions

Proceed northeast out of Hereford City on the A4103 Worcester Road. After approximately 3 miles, turn left signposted to Withington, continue on this road signposted to Westhild and, after passing Withington Court on the left hand side, take the next lane on the right hand side and 2 Old Grove will be found after approximately 250 yards, at the end of the lane.
What3words - ///downs.wiggly.resembles

Ground Floor
Approx. 95.6 sq. metres (1029.3 sq. feet)



First Floor
Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 143.2 sq. metres (1541.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		