



Ashkelon, Preston-on-Wye, Hereford HR2 9JX

**Stooke
Hill and
Walshe**
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A 3 bedroom, 2 bathroomed, detached bungalow, comprising entrance hall, lounge, kitchen/dining room, conservatory, utility, good size bedrooms, carport, good size gardens, large shed formally a garage, greenhouses, and beautiful views across lovely countryside.

£425,000



Situation and Description

Set in the Golden Valley area, approximately 6 miles west of Hereford City, this picturesque village of Preston-on-Wye, with the River Wye being fourth longest river in the UK., offers nearby canoeing activities, fantastic walking and the Flits national nature reserve for nature conservation. This vibrant village is a true gem with its recently refurbished Village Hall hosting the local community with rural events - has regular coffee / breakfast mornings and hosts various activities including tai chi, quizzes, annual village fete and Christmas market, etc.; the village pub is well supported and provides excellent meals both eat-in and takeaway, welcoming village boules (pétanque) and pool teams regularly meet there. The property is within easy reach to the nearby villages of Madley, Clehonger, Kingstone which offer a good well renowned selection of schools, such as Fairfield, a wealth of country pubs and a fantastic Doctors Surgery in the village of Staunton on Wye only a short distance away makes this village location a truly idyllic place for a picturesque rural setting with useful amenities. A mobile post office also visits the village each week

A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

A 3 bedroom, 2 bathroomed, detached bungalow, comprising entrance hall, lounge, kitchen/dining room, conservatory, utility, good size bedrooms, carport, good size gardens, large shed formally a garage, greenhouses, and beautiful views across lovely countryside.

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In more detail the property comprises:

Double glazed obscured glass door with obscured glass panel to the side, at the front elevation leads to:

Entrance Hall

With carpet flooring, ceiling light point, loft access point, second ceiling light point further on through the inner hall, power points, radiator, coat rack, and further storage cupboard.

Lounge

5.05m x 4.575m (16' 7" x 15' 0")

A very good size room comprising, carpet flooring, ceiling light point, 4 wall light points, large double glazed window at the front elevation, radiator, stone chimney breast housing a log burning stove, further exposed feature stone work at the side of chimney, media points, TV, telephone points, power points.

Foldable doors leading to:

Open Plan Kitchen/Dining Room

6.635m x 3.6m (21' 9" x 11' 10")

Kitchen Area:

Having tiled floor, spot lights, fitted kitchen with grey gloss soft closing wall, drawers and base units with feature lighting under base units, space for fridge/freezer, space for gas oven, cooker hood over, double glazed window to the rear elevation, integrated AEG dishwasher, Frank 1.5 stainless steel sink and chrome mixer tap over, and in one corner there is an electrical meter and consumer unit in a cupboard.

Opening through to:

Dining Area:

With oak engineered flooring, ceiling downlight over the dining space, radiator, and power points.

Opening through to:

Summer Room

3.445m x 4.225m (11' 4" x 13' 10")

Being part brick, part uPVC construction with double glazed glass roof, and comprises; power, and panoramic double glazing with far reaching views across adjacent farmland and beyond.

Utility Room

3.9m x 1.9m (12' 10" x 6' 3")

With lino flooring, ceiling light point, double glazed door to the rear elevation leading out to the rear garden, radiator, roll top working surface over fitted base units, there is plumbing and space to fit a sink into the working surface if so desired, ample power points, and fitted storage, space for washing machine and tumble dryer.

Bedroom 1

3.35m x 4.0m (11' 0" x 13' 1")

With carpet flooring, ceiling light point, 2 wall light points either side of the bed, power points, double doors opening into wardrobe storage with hanging rail and storage shelving, radiator, and double glazed window to the rear elevation overlooking the beautiful garden, farmland and hills beyond.

Bedroom 2

2.745m x 4.25m (9' 0" x 13' 11")

With carpet flooring, ceiling light point, double glazed window to the front elevation, power points, radiator, and double door opening into built-in wardrobes with hanging rail, storage shelving.

Bedroom 3

2.445m x 3.155m (8' 0" x 10' 4")

A good size room with double doors opening up to built-in storage with hanging rail, carpet flooring, ceiling light point, double glazed window to the front, radiator, power points, TV point and telephone point.

Bathroom

With lino flooring, ceiling light point, towel radiator, wash hand basin with chrome mixer tap over and splash panel behind, low level WC, double glazed obscured glass window to the side elevation, and low maintenance panelling surrounding the shower cubicle with mains chrome Mira shower unit and foldable screen.

Second Bathroom

With lino flooring, ceiling light point, double glazed window with obscured glass to the side elevation, chrome towel radiator, large vanity wash hand basin with soft close doors, low level WC, good size bath with splash panelling surrounding the bath, electric shower fitted over the shower with chrome mixer taps, and fitted wall mounted vanity unit with mirrored doors.



Shed Formally the original garage.

6.265m x 2.75m (20' 7" x 9' 0")

This has been adapted into a shed with a concrete floor, pitched roof ideal for storage, single glaze window to the front aspect, side and internally to the rear, power and light.

Carport

With cladded roof, timber frame and parking for 2 vehicles.

Directions

From Stooke, Hill and Walshe Office in Hereford City, proceed west onto A438 Whitecross road, at the roundabout take the 2nd exit onto Kings Acre road A438 and continue for approximately 5.2 miles, turn left at Bridge Sollars bridge, and after approximately 1.2 miles turn right towards Lulham and Preston on Wye. Upon entering the village of Preston on Wye and at the triangle green turn left and the property can be found on the left hand side opposite Ploughfields, as indicated by Stooke Hill and Walshe For Sale Board. For those who use 'What3words'///village.kicks.spurring

Services

Mains electricity, water and drainage are connected to the property. Calor gas heating.

Tenure

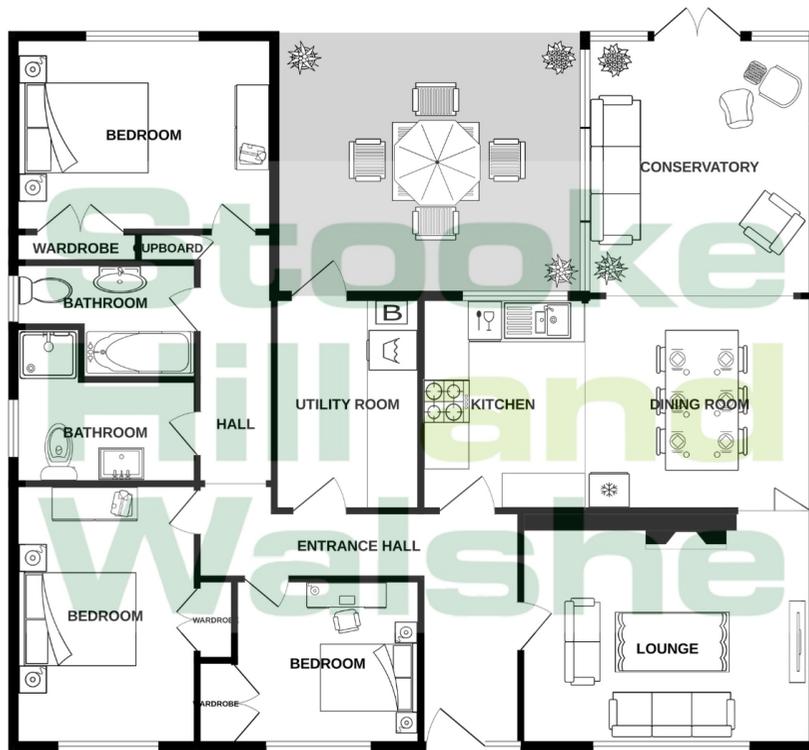
Freehold



OUTSIDE

The property is approached over a tarmacadamed driveway leading onto the driveway where there is parking for numerous vehicles. To one side of the property is a carport, and fencing to the one side which creates the boundary. At the front garden, there is the Calor gas tank, lawned area, ornamental tree, shrubbery and flowers dispersed, the boundary is fencing and a gated access leads to the rear of the property. Around the side of the property and at the rear there is a patio area which has been created in between a horseshoe effect of the property, by the conservatory, and continues down the side of the property, which in turn a pathway then leads back to the gated access at the side of the property. There is a storage shed which was formally the garage which has been adapted into a shed, and has a timber framed extension (with power sockets and lighting) at the rear with a slated path and further slated path leading to a lean to greenhouse. There is an outdoor tap, the rear garden has a very large lawn which slopes downwards towards a large greenhouse, vegetable beds, fruit trees, composting area, silver birch trees and numerous areas of shrubbery, hedging to one side maintaining the boundary, low maintenance stone beds currently with potted plants and dispersed with trees. The garden as a whole is truly beautiful and a gardeners delight with some outstanding views across countryside and being very peaceful.

GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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