



The Gatehouse
Wormsley,
Hereford
HR4 8LT





The Gatehouse, Wormsley, Herefordshire HR4 8LT

An outstanding detached property in a glorious location, extended and immaculately presented; five bedrooms (two en-suites), four reception rooms, a self-contained annexe, triple garage, gardens and grounds extending to over 1 acre.

This exceptional detached property is conveniently located in an unspoilt rural setting within the parish of Wormsley, about 8 miles west of the cathedral city of Hereford.

The area is noted for its lovely walks. Nearby is an 18-hole golf course (The Herefordshire Golf Club), and a range of amenities is available in the larger village of Weobley (3 miles), where there is a shop, post office, public house, restaurant, doctor's surgery, bowls club, church, and both primary and secondary schools.

The original property has been significantly extended and now provides very spacious accommodation of about 2,500 square feet. It is in excellent order throughout and benefits from oil-fired central heating, a large kitchen/breakfast room with garden room, a detached self-contained one-bedroom annexe, a triple garage, and gardens and paddock extending to over an acre.

Oak Framed entrance porch with door to the

Entrance Hall

A glazed door leads through to the Inner Hall

Sitting Room

With exposed timbering, hardwood flooring, exposed ceiling timbers, stonework, windows to the front and side.

Inner Hall

Understairs storage cupboard, radiator, window to the rear

Downstairs Cloakroom

With WC, wash hand basin, cupboard under, dual control ladder style radiator, electric fuseboard, extractor fan.

Rear Hall

Radiator, 2 windows, hatch to roof space, central heating thermostat

Lounge

With stone inglenook fireplace with wood burning stove and raised flagstone hearth, exposed ceiling timbers and stonework, 2 radiators, windows

Dining Room

With 2 radiators, exposed ceiling timbering, 3 windows.

Kitchen/Breakfast Room

Fitted with a range of units with granite work surfaces and splash backs, integrated 1 ½ bowl sink unit with mixer tap over, central island station with a granite top providing a breakfast bar. There is an electric 4 oven Aga, travertine tiled flooring, under floor heating, built in dishwasher, built in refrigerator. Glazed doors lead to the

Garden Room

With travertine flooring and under floor heating, double doors looking down the garden

Utility Room

With a matching range of base and wall mounted units with granite work surfaces and tiled splashbacks, travertine flooring with underfloor heating, sink unit with mixer tap, space and plumbing for a washing machine, space for an upright freezer, built in electric oven, induction hob, extractor fan, windows and side entrance door.

A staircase leads from the rear hall to the

First Floor Landing

With 2 radiators, Velux window, smoke alarm, airing cupboard with hot water cylinder and immersion heater, 2 storage cupboards

Master Bedroom

Extensive range of fitted wardrobes, dressing table, chest of drawers, down lighters, 4 windows

En-suite Shower Room

Tiled walls and floor, shower cubicle with mains fitment, wash hand basin with storage under, WC, ladder style radiator, extractor fan, mirrored storage cupboard, Velux window.

Bedroom 2

Fitted furniture with wardrobes and dressing table, radiator, window to front and door to the **En-suite shower room** with tiled walls, shower cubicle with electric fitment and glass screen, wash hand basin with cupboard under, WC, radiator, shaver and light point, Velux window.

Bedroom 3

Fitted wardrobes and dressing table, chest of drawers, radiator, hatch to roof space, windows to side and rear.

Bedroom 4

Has fitted wardrobes and dressing table, chest of drawers, radiator, windows to front and side.

Study/Bedroom 5

Hatch to roof space, radiator, window to the front.

Bathroom

Has a bath with mixer tap and mains shower fitment over, tiled floor with electric underfloor heating, dual controlled ladder style radiator, wash hand basin with storage under, WC, mirrored storage unit, extractor fan and window to the side.

THE ANNEXE

Comprising

Sitting Room/Studio with electric radiator, downlighters, smoke alarm, hatch to the roof space, window, built in storage cupboards (one of which houses the water filtration system).

Bedroom/Gymnasium

Electric heating, windows to the side and rear, downlighters and door to the

Shower Room

With wide shower cubicle with electric fitment and glass screen, wash hand basin, WC, electric ladder style radiator and window.

Outside

The property is approached via a splayed entrance with double hardwood electrically operated gates leading to a sweeping light-coloured tarmacadam drive with parking and turning space edged with brick and cobbled stone.

Triple garage

With 3 separate remote-controlled doors, power, light and windows. Adjoining the garage is a garden store with double doors.

Outside power socket and water tap.

The majority of the grounds lie to the front of the property and are laid to lawn, enclosed by hedging with numerous trees, including silver birch. There is a separate field gate access.

Immediately to the front of the property, there is a flagstone-paved patio area with gravelled sections and brick steps, along with a stone retaining wall, leading via double gates to the front entrance.

A gate leads to the side garden area, where there are three raised vegetable beds and the original well (illuminated).

To the rear, there is a flagstone pathway, retaining wall, and steps which lead to a paved seating area, enclosed by ranch-style fencing, with a pedestrian access gate to the lane at the side.

The whole extends to 1.25 acres.

Directions

From Hereford proceed initially towards Brecon on the A438 (Whitecross Road) and at the Whitecross roundabout take the 3rd exit onto the A4110 to Knighton (Three Elms Road). Continue past the Three Elms public house to the traffic lights and turn left then first right as signposted Burghill and Tillington. Continue for and the property is located on the right-hand side.

What Three Words///cheaply.struts.crinkled







Tenure & Possession

Freehold - vacant possession on completion.

Services

Mains water and filtration system in place, electricity connected. Private drainage. Oil fired central heating.

Outgoings

Council Tax Band
Private drainage

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Money Laundering Regulations

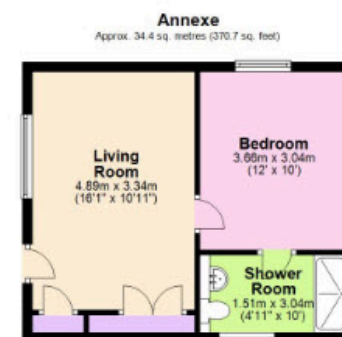
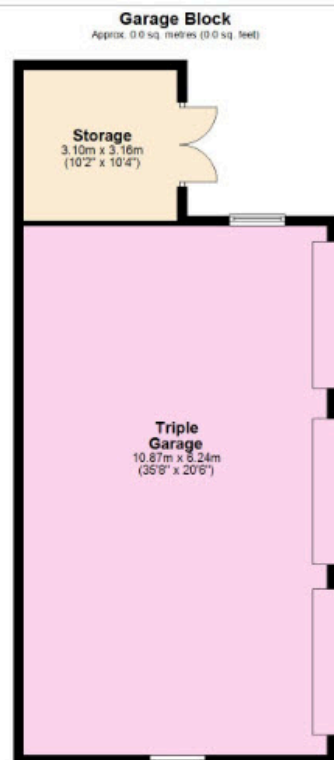
Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Total area: approx. 258.4 sq. metres (2781.6 sq. feet)

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

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Plan not to scale for illustration purpose only



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