

FOR
SALE



Walnut Tree House, Bridge Farm, Wellington, Hereford HR4 8AZ

£625,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this highly sought after village location, a spacious 5 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, generously sized living accommodation, 2 en suite shower rooms, extensive rear garden, double garage and ample parking, and to fully appreciate this property, we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after village location*
- *Impressive 5 bedroom detached house*
- *5 reception rooms, kitchen and utility*
- *Extensive rear garden*
- *Ideal family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance porch

Approached through double-glazed sliding door, with tiled floor, storage space, electric light and entrance door to

Spacious reception hall

With feature flooring, double radiator, carpeted stair case to the first floor, large built in double store cupboard and door to the

Downstairs cloakroom

Low flush WC, radiator, vanity wash hand basin with storage below and tiled splash back, feature flooring, decorative wall, double glazed window and extractor fan.

Large lounge

A light and airy room with room with fitted carpet, double glazed window to the front aspect, coved ceiling, 2 double radiators, feature inglenook style fireplace with brick hearth, recessed lighting, side window and feature Contura wood burning stove with mantle above and double doors through to the

Dining room

Fitted carpet, radiator, coved ceiling and square arch through to the

Family room

Fitted carpet, double radiator, double glazed side window, coved ceiling, wall lights and double glazed sliding patio door to the rear.

Kitchen/Breakfast room

Butler style sink with mixer tap over and double glazed window above enjoying a fine outlook across the rear garden, extensive range of wall and base cupboards, ample solid wood work surfaces with splash backs, recessed spotlighting, feature flooring, space and plumbing for dishwasher, range style cooker with extractor hood over, exposed brick work, space for breakfast table, built in refrigerator, access doors to the reception hall and dining room, large under stairs store cupboard and square arch into the garden room.

Garden room

Feature flooring, radiator, double glazed side window, range of lighting and double glazed sliding patio door to the rear, enjoying a pleasant outlook.

Utility room

Recently refitted with single drainer sink unit with mixer tap over, range of wall and base cupboards, work surfaces with tiled splash backs, feature flooring, radiator, double glazed side window, space and plumbing for washing machine, door to the rear garden and internal door to the double garage.

First floor landing

fitted carpet, access hatch to the loft space and built in airing cupboard with shelving and radiator.

Bedroom 1

An impressive spacious bedroom with fitted carpet, 2 double radiators, double glazed window to the front aspect enjoying a pleasant outlook, recessed spotlighting, 2 built in double wardrobes and archway through to the

En suite dressing room

with fitted carpet, radiator, double glazed window enjoying a fine outlook to the rear, large built in wardrobe with folding doors, access hatch to loft storage space and door to the

En suite bathroom

With suite comprising panel bath with a hand held shower attachment over, low flush WC, vanity wash hand basin with storage below, tiled floor, ladder style towel rail/radiator, recessed spotlighting and double glazed window.

Bedroom 2

Fitted carpet, radiator, large built in wardrobe with folding doors, double glazed window to the front aspect and stairs up to the loft bedroom 5.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear enjoying a fine outlook, large built in wardrobe with folding doors.

Bedroom 4

feature flooring, radiator, recessed spotlighting, built in double wardrobe, double glazed window to the front aspect and high level bunk bed, perfect for children with panelled walls and ladder.

Stairs from bedroom 2 leading to loft bedroom 5

feature flooring, radiator, range of eaves store cupboards, recessed spotlighting, Velux window to the rear enjoying a fine outlook, built in wardrobe with hanging rail and shelf, and door to

En suite shower room

Suite comprising, corner shower cubicle with glazed sliding doors, vanity wash hand basin, low flush WC, tiled floor, radiator, wall mirror, extractor fan, recessed spotlighting.

Bathroom

Suite comprising large bath with hand held shower attachment, and mixer tap over, separate large shower cubicle, pedestal wash hand basin, low flush WC, tiled floor and wall surround for ease of maintenance, ladder style towel rail/radiator, double glazed window, recessed spotlighting.

Outside

To the front of the property there is an extensive driveway laid to chippings, providing ample off road parking space and enclosed by hedging to maintain privacy, with access to the double garage.

To the immediate rear of the property there is a large decked area and area laid to chippings, both perfect for entertaining which then leads onto one of the main features of the property, which is an extensive rear garden, ideal for a family, laid to lawn, enclosed by hedging for privacy and with a variety of feature trees. There is also a useful outside tap, a range of external lighting, and access to the rear can be gained via both sides of the property.

Double garage

With remote control roller door, ample storage space, power and light points, double glazed side window, internal door to the utility room and floor mounted gas central heating boiler.

Services

Mains water, electricity, private drainage (shared bio-disk £35 per month cost and 1/7 share of cost of emptying) and gas is connected. Gas fired central heating.

Outgoings

Council tax band F, payable 2024/25 £3334.27. Water rates are payable.

Viewings

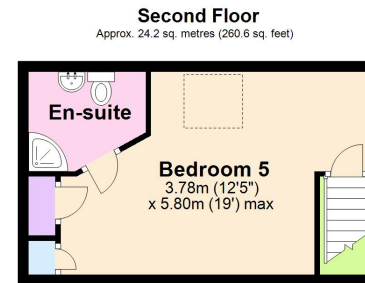
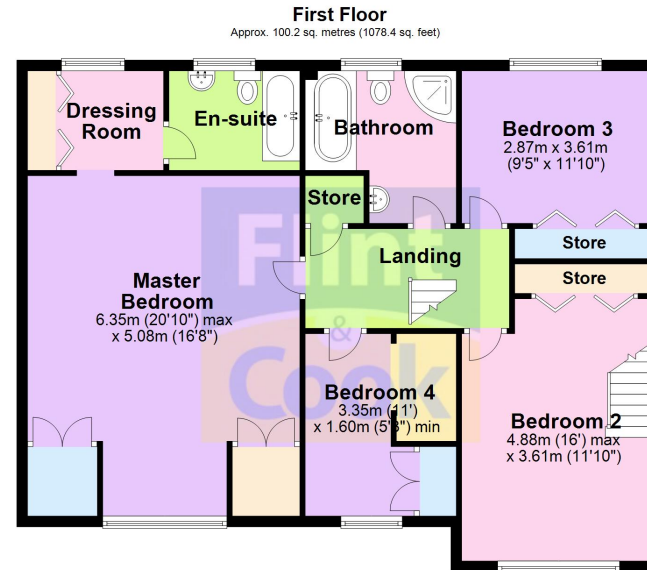
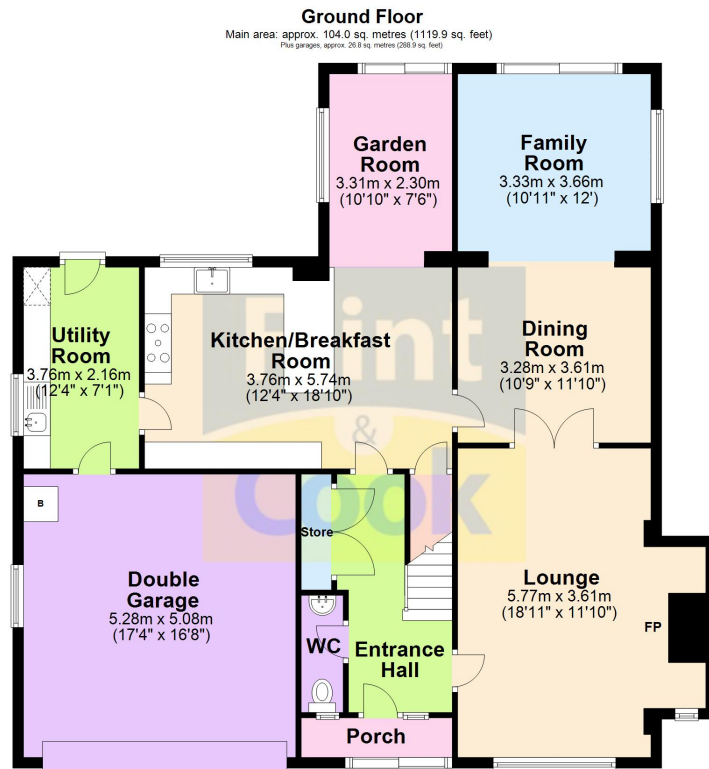
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Directions

Proceed north out of Hereford City on the A49, Leominster road, after passing the turning to your left to Wellington, take the next turn left to Queenswood garden centre, proceed along this lane for approximately 200 yards, then turn left along a private road, left again to Walnut Tree House.

Money laundering regulations

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



Main area: Approx. 228.4 sq. metres (2458.9 sq. feet)
Plus garages, approx. 26.8 sq. metres (288.9 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		80
	64	
England, Scotland & Wales		
EU Directive 2002/91/EC		