

FOR
SALE



The Shieling, Woolhope, Hereford HR1 4QP

£350,000 - Freehold

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

PROPERTY SUMMARY

An individually designed detached house in an elevated location with spectacular views, located in the heart of the desirable village of Woolhope which lies between the cathedral city of Hereford (8miles) and the market towns of Ledbury (9miles) and Ross-n-Wye (10 miles) with access to the M50 motorway (junctions 2 and 3).

Within Woolhope there are church, 2 public houses, a village hall and tennis and cricket clubs and further amenities are available in Fownhope (2 miles) where there is also a shop/post office, a butchers, doctors surgery and an exclusive health & leisure club (Wye Leisure). There are primary schools in Fownhope and Mordiford and the property is in the catchment area for Bishop's secondary school.

Built in the 1960s, the property has double glazing but is now in need of significant updating in order to provide a lovely family home with a good sized garden, garage and fantastic views

POINTS OF INTEREST

- *Detached House*
- *Popular village location*
- *3 - 4 bedrooms*
- *Double glazing*
- *Garage, parking & garden*
- *In need of updating*



ROOM DESCRIPTIONS

Entrance Porch

With quarry tiled floor and door through to the

Entrance Hall

With parquet style flooring and staircase to the first floor.

Downstairs Cloakroom

With WC, wash hand basin, airing cupboard with the hot water cylinder, window.

Lounge

With an open fire place and tiled surround, window to the front and rear aspects.

Dining Room

With window to the front and sliding doors through to the

Kitchen

With sink unit, base units, plumbing for a washing machine, electric fuse board, pantry, window to the rear.

First Floor Landing

With window to the rear, storage cupboard, doors to

Bedroom 1

With skirting heating and window to the front aspect.

Bedroom 2

With skirting heating and window to the front.

Bedroom 3

With skirting heating, fitted wardrobes and window to the rear.

Bedroom 4/Study

With skirting heating, access hatch to the roof space, storage cupboard and window to the front.

Shower Room

With tiled shower cubicle - glass screen and mains fitment, wash hand basin, WC, part tiled wall, wall mounted electric heater and window.

Outside

To the front of the property is a recessed parking area for 2 vehicles, there is a

Single Garage

With electrically operated roller shutter door and side entrance door.

Steps then lead to the front garden which is divided by the pathway with a lawned area on one side and vegetable beds on the other.

There is access via either side of the property to the rear garden, currently somewhat overgrown, which is has a brick storage building, greenhouse, garden shed and a workshop.

Services

Mains water, electricity and drainage are connected.

Outgoings

Council tax band E - £2,992 payable for 2025/2026

Water and drainage rates are payable.

Directions

Viewings

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

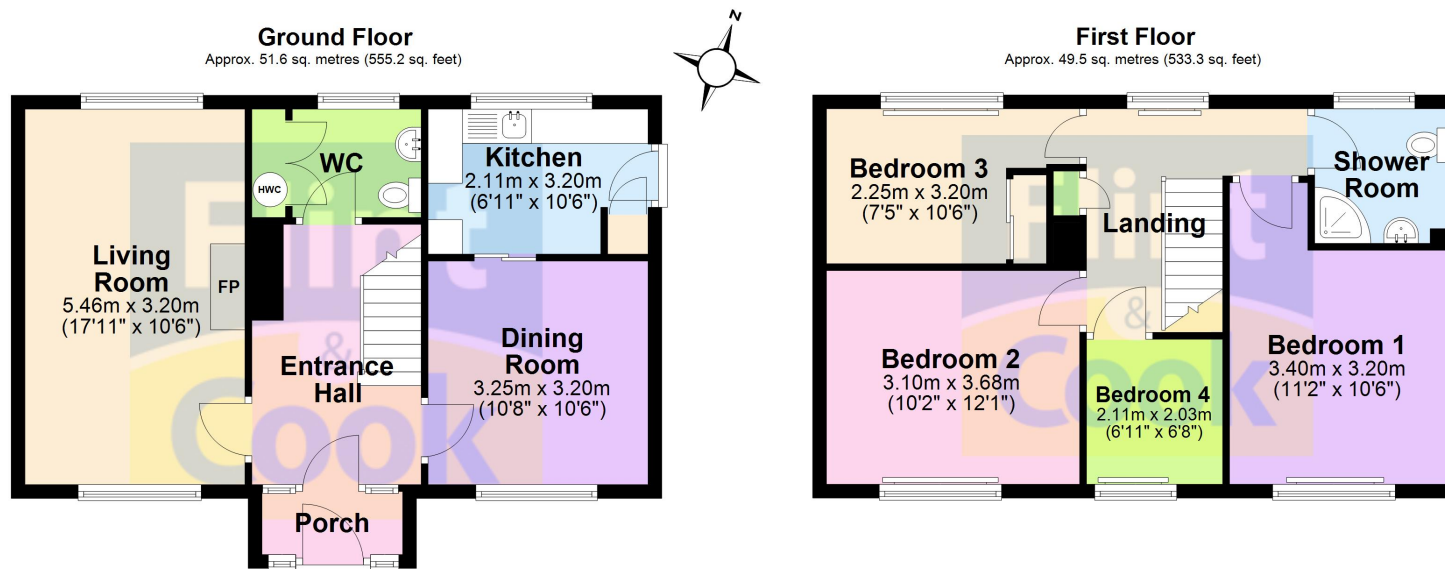
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



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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		
England, Scotland & Wales		
EU Directive 2002/91/EC		