



Framfield, Tarrington, Hereford HR1 4EU

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A substantial and much extended four/five bedroom detached modern property, enjoying pleasant gardens and having separate self contained office suite which would easily provide a separate one bedroom annexe. Benefitting from gas fired central heating and double glazing and being sold with no onward chain.

£550,000

Situation and Description

The property is set in a popular village location approximately half way between Ledbury and Hereford.

The village of Tarrington enjoys a Church, Village Hall. The market town of Ledbury can be found approximately 7 miles from the property and offers a comprehensive range of facilities and amenities including shops, schools, leisure activities, a regular bus service and mainline railway station. The city of Hereford is also 7 miles distant, offering a further range of facilities and amenities.

Framfield

Situation and Description

Pleasantly located in the heart of Tarrington and enjoying a host of rural amenities within the area this modern four bedroom detached family home offers ideal accommodation for those that require dual family living/office suite as there is a separate ground floor area providing two/three rooms approaching approximately 500sq ft in additional accommodation.

The property also enjoys a pleasant garden position with ample parking to the front for 7 or more cars or caravan/motorhome. All the gardens are prodromently to the side and rear and enjoys the sun for majority of the day. Being sold with no onward chain.

In more detail the accommodation comprises:



Ground Floor

Entrance Porch

with hardwood door giving access to:

Reception Hall

with radiator, power points, coving, doors to:

Shower Room

with low flush w.c., vanity unit with inset wash basin and storage under, shower cubicle with Mira shower, radiator, extractor.

Lounge

13' 5" x 23' 5" (4.09m x 7.14m) with large window to front and French sliding doors to rear opening onto a recessed patio area, feature fireplace with open grate, two radiators, power points, T.V point, coving, wall light points. Double doors to;

Conservatory

9' 0" x 11' 0" (2.74m x 3.35m) with double doors opening onto the garden, radiator, power points, wall lights.

Dining Room

12' 0" into bay window x 14' 0" (3.66m into bay window x 4.27m) with bay window to front, radiator, power points, coving.

Kitchen/Breakfast Room

10' 6" x 13' 10" (3.20m x 4.22m) with window to rear, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, built in four ring ceramic hob with extractor hood over, eye level double oven, integrated fridge/freezer and dishwasher, eye level wall cupboards, power



points, radiator, ceiling spot lights, tiled splashbacks, door to:

Utility Room

5' 10" x 6' 5" (1.78m x 1.96m) with window to rear, range of laminate worktops with cupboard under, inset stainless steel sink with drainer, space for washing machine and tumble dryer, Ideal Mexico central heating boiler, tiled splashbacks, radiator. Door to Office area.

First Floor

Landing

with window to front, hatch to roof space, radiator, power points, doors to Airing Cupboard. Doors to:

Bedroom One

13' 5" x 12' 10" (4.09m x 3.91m) with window to front, radiator, power points, wall lights, range of fitted wardrobe.

Bedroom Two

13' 11" x 12' 0" (4.24m x 3.66m) with window to front, radiator, power points, range of fitted furniture to include His and Hers wardrobe and dressing table.

Bedroom Three

13' 5" x 12' 0" (4.09m x 3.66m) with window to rear, radiator, power points, range of fitted wardrobes.

Bedroom Four

9' 11" x 8' 11" (3.02m x 2.72m) with window to rear, radiator, power points.

Occasional Room/Bedroom 5

21' 10" x 13' 4" (6.65m x 4.06m) with two Velux windows,



Room Two

17' 9" x 10' 6" (5.41m x 3.20m) with window to front, radiator, power points, door to Garage.

Outside

Approach

The property is approached from School Lane via a block paved driveway with parking for numeral vehicles, leading to:

Garage

11' 2" x 16' 10" (3.40m x 5.13m) with up and over door, power and light connected. Personal door to Office Room.

Garden

Accessed via a wooden side gate, the garden wraps around three sides of the property and comprises a patio seating area with adjacent lawn, bound by mature hedging, to the rear of the property is a further patio set under a recessed archway and large Garden Shed. The garden offers considerable privacy.

Directions

From Ledbury proceed on the A438 Hereford Road, upon reaching the village of Tarrington after 7 miles turn left just before the Tarrington Arms public house, take the second left and Framfield can be found on the left hand side as indicated by the For Sale board.

Services

All mains services are connected.

Tenure

Freehold.



eaves stoarge, radiator, power points.

Office Rooms/Self Contained Annexe

Inner Hall

Accessed from the main house Utility Room or via a further door giving independent access from outside :

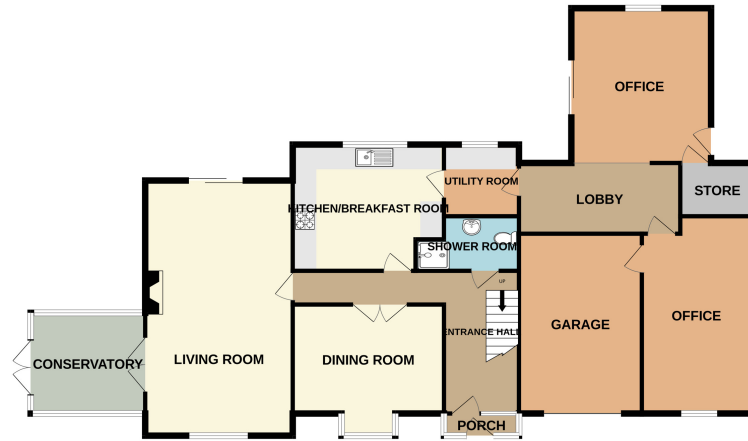
Room One

16' 0" x 12' 8" (4.88m x 3.86m) with door to side, sliding patio doors opening onto the garden, radiator, power points. Door to:

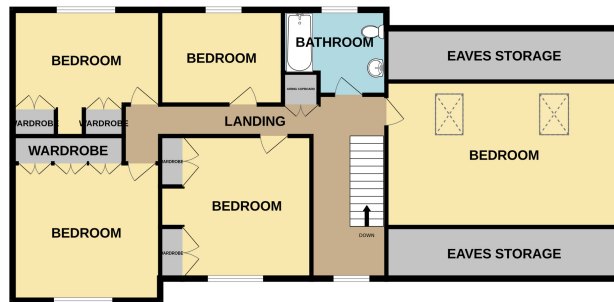
Large Store Room

5' 0" x 7' 7" (1.52m x 2.31m) with shelving, power points.

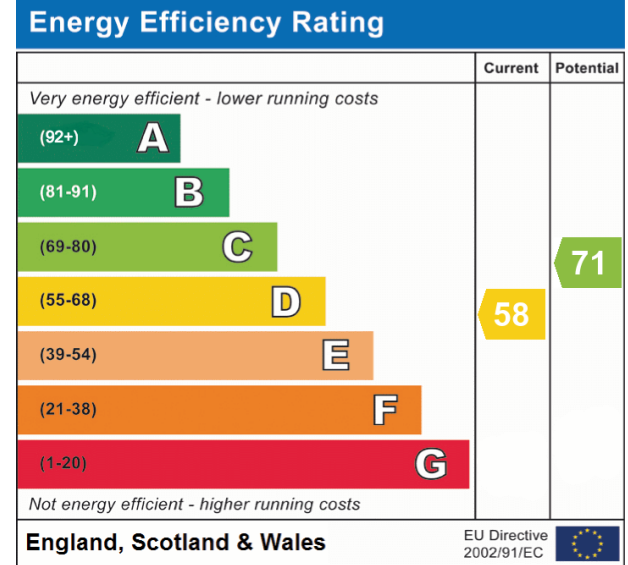
GROUND FLOOR
1619 sq.ft. (150.4 sq.m.) approx.



1ST FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



TOTAL FLOOR AREA: 2985 sq.ft. (277.3 sq.m.) approx.
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