



Bank House, Kingsthorpe, Hereford HR2 8AH

**Stooke
Hill and
Walshe**
.co.uk

Bank House, Kingsthorpe, Hereford HR2 8AH

This desirable, six bedroom, stone detached property is coming to the market for the first time in two decades and has been tastefully modernised throughout. Benefitting from uninterrupted panoramic views, it proudly stands in undemanding large gardens and offers local countryside walks and woodland trig point as well as being commutable to the M50.

Price Guide £850,000



radiator and sky light giving additional light'
Further double doors opening through to:

Second Reception/Living Room

4.27m x 5.53m (14' 0" x 18' 2")

This being a more formal room, with part vaulted ceiling, wall light points, feature wood burning stove with ornamental ceramic surround on a slate hearth, inset ceiling downlighters, window to both front and side aspects taking full advantage of the views.
Further door from the kitchen area leads to:

Large Work Room/Office

4.83m x 2.56m (15' 10" x 8' 5")

This could be further developed into an incoming purchasers requirements and having a whole bank of shelving to one wall, radiator and power points.
Further part glazed door leads to:

Utility/Boiler Room

2.56m x 3.13m (8' 5" x 10' 3")

Housing the Grant freestanding oil fired central heating boiler, serving domestic hot water and central heating, space and plumbing for washing machine, 1.5 bowl sink with storage below, houses the insulated pressurised hot water system providing hot water throughout the property.

From the workroom there is a further door leading to:

Additional Store Room

2.62m x 2.11m (8' 7" x 6' 11") This room was to provide a built-in home sauna and has various alternative uses, glazed door giving immediate access to the outside.

Study Area/Boot Room

3.81m x 2.57m (12' 6" x 8' 5")

This room is approached from the inner hallway and has matching wood effect hard wearing flooring which matches the rest of the ground floor and enjoys a sky light, and has double glazed french style doors which opens to the side of the property where both hot and cold outside taps are located.

From the inner hallway a feature spiral staircase gives access up to:

FIRST FLOOR

Spacious Landing Area

With window providing additional light.
Door leads to:

Bedroom 1

4.82m x 3.34m (15' 10" x 10' 11")

With radiator and dormer style window with elevated views.
Door leads to:

Walk-in Dressing Room

With fitted shelving and hanging rail and sliding mirror door leading to:

En-Suite Shower

With large walk-in shower cubicle with raindrop shower head and glazed screen to the side, chrome ladder style radiator /towel rail, vanity wash hand basin, low flush WC and tiled walls.

Bedroom 2

4.0m x 3.20m (13' 1" x 10' 6")

With radiator, dormer window and under stairs storage.

Bedroom 3

4.65m x 3.20m (15' 3" x 10' 6")

With radiator, power points, built-in wardrobe unit with hanging rail, sliding doors, french double glazed doors opening onto small balcony taking full advantage of the views

Bedroom 4

3.06m x 3.59m (10' 0" x 11' 9")

With radiator, windows to both front and rear, sliding mirror door giving access to:

En-Suite Shower

With large corner shower, low flush WC, vanity style wash hand basin, chrome ladder style radiator.

Family Bathroom

Nicely fitted modern suite comprising jacuzzi bath with shower over and glazed screen to the side, vanity wash hand basin, fully tiled walls and chrome ladder style radiator.
Stairs lead to:

SECOND FLOOR

Large Landing Area

With radiator, eaves storage and sky lights.

Bedroom 5

3.51m x 3.38m (11' 6" x 11' 1")

With sky lights with stunning views to the front, eaves storage and vanity wash hand basin.



With concrete flooring, double glazed windows to one end and to one side there's a;

GARDEN WORKSHOP:

2.83m x 5.80m (9'3" x 19'0")

With power, light, attic storage facility and is ideal for a workshop.

GYM:

5.80m x 2.80m (19'0" x 9'2")

Approached via double glazed french style doors.

The gardens flow around the side of the property and is again laid to lawn, and to a degree, are a blank canvas for those avid gardeners and the second garden to the side is bounded by mature laurel hedging and the far side by a mixture of modern timber fencing. Steps from this area lead down to a further lower area having retaining walling protecting the upper garden section and this area is laid to lawn and has shrubbery borders. From here a compost area is to one side, whilst to the far side it opens up into a little small orchard area, again has a selection of ornamental trees which could be further enhanced as a small orchard, if so required. In all the gardens are of good size and believe extend to something in approaching one third of an acre.

Opposite the property and on the other side of the lane, there's a;

PREFABRICATED DOUBLE GARAGE:

This belongs to Bank House, it is situated opposite the property and is included in the sale.

Directions

From Hereford City, proceed south onto A49 Ross Road towards Ross and after approximately 4 miles turn left onto Forge lane towards the village of Kingsthorpe and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' //seabirds.deal.acclaimed

Services

Mains electricity, mains water, private drainage, oil tank.

Tenure

Freehold



Bedroom 6

3.41m x 3.55m (11' 2" x 11' 8")

With radiator, eaves storage, sky lights and vanity wash hand basin.

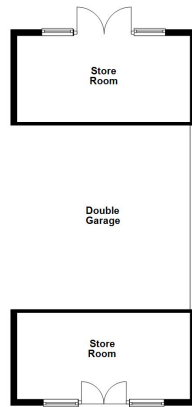
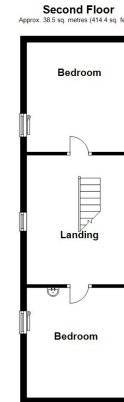
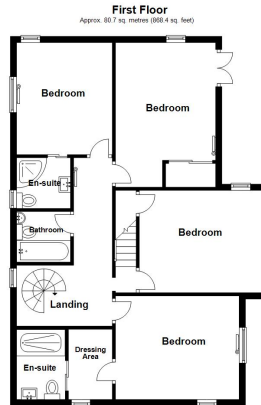
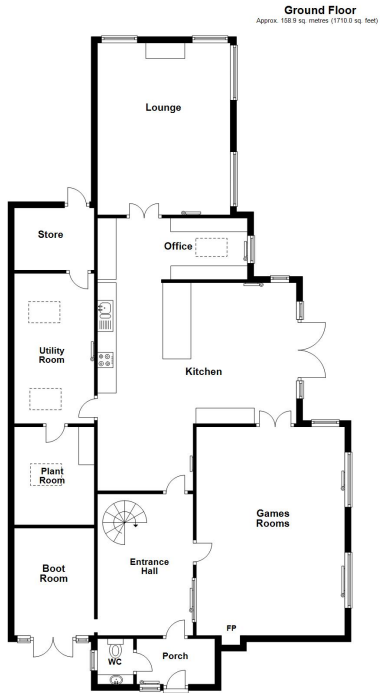
AGENTS NOTE:

The second floor bedrooms do have restricted head height.

OUTSIDE


Approached from the lane through double wrought iron gates with ornate stone pillars either side, which open onto a large gravelled driveway with further parking facility just off to one side and in all providing ample car parking for numerous vehicles. Access to the formal gardens is achieved via timber fencing which leads immediately to the front garden areas, having large slabbed area the whole length of the property and taking full advantage of the views and from here there are lawned garden areas in front with mature laurel hedging providing a natural ornate barrier and to one side which adjoins the;

CARPOR: 5.80m x 6.0m (19'0" x 19'8")



Total area: approx. 278.0 sq. metres (2992.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(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 

MIDDESCRIPTION ACT 1967 Stooke Hill & Walshe for themselves and the vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer of contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill & Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hil & Walshe nor any person in their employment has the authority to make or give any representation or warranty, whatever in relation to this property.

8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk





8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk