



**Woolmoor House, Broadmoor Common, Woolhope,
Hereford HR1 4QU**

**Stooke
Hill and
Walshe**
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A red brick, 4 bedroom detached property comprising, 2 reception rooms, kitchen, utility, garden room, cloakroom, 4 bedrooms, bathroom, gardens and grounds approaching 1.2 acres.

£650,000



Situation and Description

A truly fantastic opportunity to obtain this character Edwardian, red brick, 4 bedroom detached property comprising, 2 reception rooms, kitchen, utility, garden room, cloakroom, 4 bedrooms, bathroom, gardens and grounds approaching 1.2 acres. The quintessential village of Woolhope is situated amongst the most beautiful rolling countryside in Herefordshire and offers some most splendid walks, superb public houses and at the nearby village of Fownhope there are further amenities to include private leisure facility, local store and pub restaurants. Commutable to the M50 approximately 15 minutes away.

GROUND FLOOR

Recessed Entrance Porch

Front door to:

Reception Hall

With radiator.
Door to:

First Reception/Sitting Room

3.50m x 4.0m (11' 6" x 13' 1")
With unique period fireplace with open grate, tiled hearth, ornate surround, windows to both front and side aspects, and picture rail.

Dining Room

4.0m x 3.33m (13' 1" x 10' 11")
With period fireplace, with open ornate grate, pine surround, power points, picture rail, and window to front.

Garden Room

3.21m x 4.72m (10' 6" x 15' 6")
With radiator, power points, and sliding double glazed patio doors opening onto side patio and garden.

Kitchen

5.00m x 2.36m (16' 5" x 7' 9")
A traditional range of pine units comprising, 1.5 bowl sink with mixer taps and storage beneath, laminated working surfaces with drawers and cupboards, further working surface with cupboards beneath, space for fridge, range of eye level cupboards, plus additional shelving, radiator, power points, inset ceiling downlighters, and two windows giving pleasant outlook to the rear garden.
Stable door leads to:

Utility

2.43m x 3.46m (8' 0" x 11' 4")
With circular stainless steel sink with mixer tap, working surface either side, drawers and cupboards below, space and plumbing for washing machine, range of eye level store cupboards, tiled surround to working surfaces, and cupboard housing the electric consumer unit.
Door to:

Downstairs Cloakroom

With white suite comprising low flush WC, and part tiled walls.

From the utility room a door leads to:

Rear Porch

Ideal for cloaks storage, window and further door giving access to the rear garden.

From the reception hall stairs leads to:

FIRST FLOOR

Landing

With large window with pleasant outlook, and picture rail.
Door to:

Bedroom 1

3.40m x 4.0m (11' 2" x 13' 1")
With period fireplace, large double panelled radiator, picture rail, and window with outlook to the front.

Bedroom 2

3.40m x 4.0m (11' 2" x 13' 1")
With double panelled radiator, power points, and window to front.

Archway from main landing leads to:

Secondary Landing

Door to:

Bedroom 3

2.23m x 3.47m (7' 4" x 11' 5")
With radiator, power points, and window with outlook to the rear.

Bedroom 4

3.0m x 2.37m (9' 10" x 7' 9")
With radiator, power points, built-in wardrobe with hanging rail, additional airing cupboard with lagged hot tank, fitted immersion heater and storage above, and window with outlook to side aspect garden.

Bathroom

Having a coloured suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low flush WC, part tiled walls and window.

OUTSIDE

The property is approached via a private gravelled lane with double gates opening onto a gravelled driveway where there is ample parking and from here leads up to the front door. The gardens and grounds extend to approximately 1.2 acres with the formal gardens wrapping around the property itself, and is predominantly laid to



lawn, flower and shrubbery borders, vast selection of ornamental trees and an ornamental pond with paved surround on the side lawn. To the other side of the property there is the external oil fired central heating boiler which serves domestic hot water and central heating, and the bunded oil tank, having a trellis surround. There is a more formal lawned gardens directly off the rear of the property, which then lead to a purpose built summer house/office/potential home gym depending on an incoming purchasers requirements, and on the northern boundary there is a wooded area enjoying a whole variety types of trees and an abundance of flowering bulbs. Gardens then proceed down the far side of the property, having 3 aluminium greenhouses, a further garden shed/potting area/wood shed, and this in turn via the small wooded area opens out into a small orchard where there is a selection of fruit trees. to one corner of the orchard there is a



detached garage, and further driveway/parking area which is access directly off the private gravelled lane which is off the common.

Summer House/Office

5.40m x 9.35m (17' 9" x 30' 8")

This purpose built summer house/office offers potential for a home gym depending on and incoming purchasers requirements, of timber construction, concrete floor, two personal doors, large double doors giving access way for large garden machinery or a vehicle, power and light.

AGENTS NOTE:

We have been informed that the Borehole water is regularly tested, and that there is mains water is available, but anyone wishing to connect to the mains should make their own investigations to the cost of this transition.

Directions

From Hereford City proceed east onto A438 St Owens's Street, turn right onto B4224 Eign Road which then in turn leads onto Hampton Park road and after approximately 3.8 miles turn left at the Moon Inn Mordiford, and after approximately 1.9 miles and along Broadmoor Common turn left and the property can be found on the left hand side as indicated by Stooke Hill and Walshe For Sale Board. For those use 'What3words'///classic.area.threaded

Services

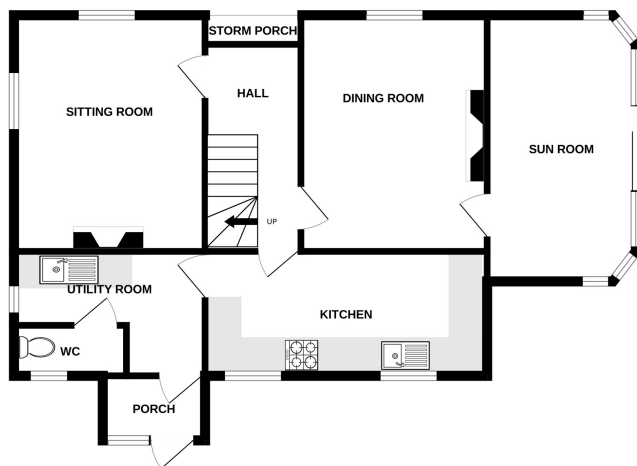
Mains electricity. Private drainage system. Borehole for water.

Tenure

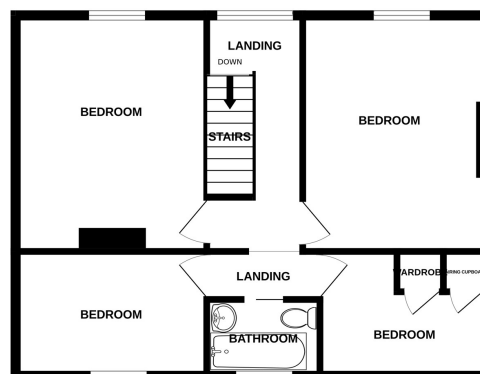
Freehold

Council tax band 'E'

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D		40
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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