

FOR
SALE



Waferton House, Docklow, Leominster, Herefordshire HR6 0SL

£625,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

A spacious 3 bedroom detached house situated in Docklow, offering , kitchen/diner, utility room and conservatory with original feature well. The property also benefits from ample off road parking, external garage and 2 large work shops and is set within mature gardens and grounds extending to approximately 0.8 of an acre.

Conveniently located, the market towns of Bromyard (approx. 6 miles) and Leominster (approx. 4 miles) are within easy reach, along with Cathedral Cities of Worcester (approx. 20 miles and Hereford (approx. 17 miles). Additional features include gas fired central heating and double glazed windows throughout.

POINTS OF INTEREST

- *Detached 3 bedroom house*
- *Conservatory*
- *Garage & outbuildings/workshops*
- *Ample off-road parking*
- *Double Glazing & Central Heating*
- *Ideal family home!*



ROOM DESCRIPTIONS

Entrance Hall

Accessed via the front door and having tiled floor, radiator, smoke alarm and doors to

Living Room

With fitted carpet, coal effect gas fire with marble hearth and wooden mantel, 2 radiators, 2 double glazed windows to the front aspect and door into the conservatory, central heating thermostat and door to

Kitchen/Dining Area

Kitchen

With a range of matching wall and base units, ample work surfaces, stainless steel 1 ½ bowl sink and drainer unit with mixer tap over, tiled walls, space for a freestanding cooker, space and plumbing for dishwasher, space for under counter fridge, breakfast bar, tiled floor and window into conservatory.

Dining Area

With radiator, 2 useful storage cupboards with shelving, window to front aspect, 2 wall lights, opening to

Inner Hallway

With tiled floor, radiator, smoke alarm, and doors to

Pantry

With tiled floor, space for a fridge/freezer, and window to front aspect.

Downstairs WC

With a low flush WC, vanity wash hand basin with cupboard under, radiator, fully tiled walls and floor and a window to the side aspect.

Utility Room

With tiled floor, space and plumbing for washing machine and tumble drier, work surface and base units, windows to rear and side aspects, door to garden and door into

Conservatory

with polycarbonate roof, double glazed windows and 2 sliding doors into the garden, fitted carpet, original feature stone well with glazed top and a radiator.

First Floor Landing

With fitted carpet, smoke alarm, window, to rear aspect, 2 loft hatches (insulated not boarded), airing cupboard with slatted shelving also housing the boiler and recessed shelving.

Bedroom 1

With fitted carpet, 3 windows to rear and side aspect, exposed beam, 2 radiators and a vanity wash hand basin with cupboard under.

Bedroom 2

With fitted carpet, radiator, built in wardrobe with hanging rail and shelving, recessed shelving and a window to the front aspect with views to countryside.

Bedroom 3

With fitted carpet, radiator, window to front aspect and a recessed shelving in a former fireplace.

Bathroom

With white suite comprising, low flush WC, corner bath, walk in shower cubicle with mains fitment, vanity wash hand basin with cupboard under, fully tiled walls, ladder style radiator, vinyl flooring and window to rear aspect.

Outside - To the front of the property

The property is approached just off the A44 where there is a private parking area providing excellent parking. Metal gates open to a concrete driveway leading to the external garage, complete with an electric up and over door, light, power, water supply and loft storage. Adjoining the garage is

Work Shop 1

A steel framed building with light, a hydraulic 4 poster ramp, workbench, private WC, and wash hand basin.

Work Shop 2

Another steel framed unit, benefitting from light, power and insulation.

Rear Garden

The south facing rear garden features a paved patio area with stone steps leading to an extensive lawn dotted with a range of fruit trees, including eating and cooking apples, pears, cherries and a variety of other trees. Enclosed by mature hedging and surrounded by open farmland, the garden enjoys far reaching views across to the Black Mountains.

There is a static caravan, currently used for storage and has water and drainage connected, a greenhouse and a useful outside tap.

Services

Mains water, electricity, and gas are connected. Gas-fired central heating and private drainage.

Outgoings

Council tax band E - £2,928 payable for 2025/2026

Water rates are payable.

Directions

What 3words failed.shrimps.scared.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

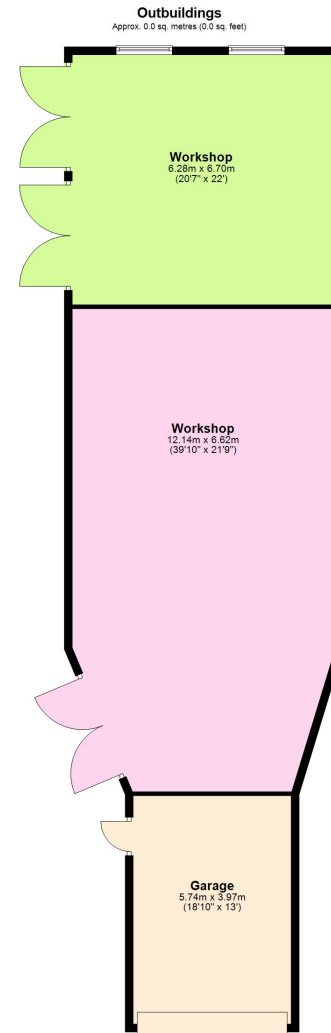
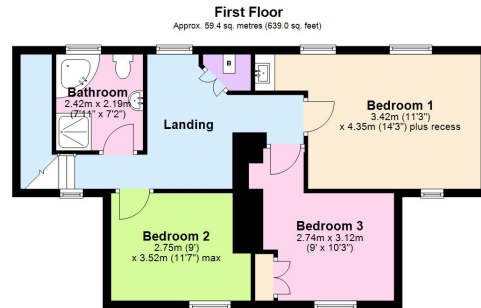
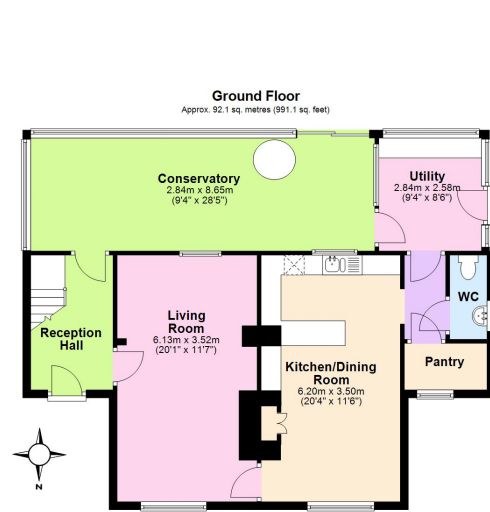
Opening Hours

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.



Total area: approx. 151.4 sq. metres (1630.1 sq. feet)
Waferton House, Docklow, Leominster

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	54	77
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		