



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated position bounded by a field and set amidst beautiful rolling countryside about 14 miles Worcester and 12 Hereford.

A Detached Three-Bedroom House with Adjoining Self-Contained Two-Bedroom Annexe being a Conversion of a Former Chapel Building. Oil Fired Central Heating, uPVC Double Glazing, Large Attractive Garden, Driveway and Parking Area.

**PERRY OAKS
FROMES HILL
HR8 1HW**



Comprising

Hall, Cloakroom, Inner Hall, 21' Lounge, Dining Room, 18' Breakfast Kitchen, Landing, Three Bedrooms, Bathroom – The Annexe has Sitting Room, Kitchen, Bathroom and Two Bedrooms. EPC - D

Offers in the region of £295,000

NEW PRICE

Perry Oaks, Fromes Hill HR8 1HW

PERRY OAKS is in an elevated position in a popular scattered hamlet about 7 miles Bromyard, 8 Ledbury, 14 Worcester, 16 the M5 and 12 Hereford. It is set amidst beautiful East Herefordshire countryside and bounded by open fields. This former chapel building was converted to detached house with adjoining 'granny annexe' about twenty-five years ago. The main house, which is deceptively spacious, has wood grain leaded light style double glazing to each window and the French doors, oil fired central heating to radiators, exposed board floors and fitted kitchen. To the rear of the house there is an adjoining self-contained two-bedroom 'granny annexe' with central heating and a yard style garden. Outside there is a drive with parking for several vehicles, patio and attractive garden area backing onto an open field. Timber workshop and two sheds.

The accommodation, with approximate measurements, comprises:-

Part glazed front door to

HALL with ceramic tile floor, work surface with space under for washing machine, Worcester oil fired boiler, wall cupboards.

CLOAKROOM with WC, hand basin, ceramic tile floor, hat and coat hooks, window.

Part glazed door from hall to T-shaped

INNER HALL with oak board floor, radiator, cupboard under stairs, cornice, central heating thermostat, window to side.

LOUNGE (21'1" x 11'1")



Feature moulded timber fire surround with brick hearth and back housing a Villager multi fuel stove. Oak board floor, radiator within a cover, cornice, two wall lights, window to one side and French doors to the decking patio.

DINING ROOM (11'4" x 8'5")



Radiator, cornice, windows to front and side.

BREAKFAST KITCHEN (18'3" x 8'6" max.)



Range of base and wall units with light oak fronts of cupboards and drawers, space and plumbing for dishwasher, space for fridge, work surface with tiled splash back, inset 1.5 bowl sink and mixer tap. Space for range cooker with extractor over.



Laminate floor, radiator, cornice, one window to front and two windows to side with view to open fields.

Stairs with exposed pine treads from the inner hall to

LANDING with exposed pine board floor, radiator, Velux roof light (not double glazed), access to loft space, pine doors to

BEDROOM 1 (16'4" x 11'3") Pine board floor, three pine doors to built-in wardrobes of hanging rail and shelves, linen cupboard with shelves, cornice, Velux roof light (not double glazed), window to front with views to open fields and distant hills.

BEDROOM 2 (12'1" x 11'0") Radiator, cornice, Velux roof light (not double glazed).

BEDROOM 3 (11'1" x 8'6") Pine board floor, radiator, inset book shelves, double glazed Velux roof light.

BATHROOM Suite of panelled bath with tiling over, WC and hand basin. Pine board floor, corner entry glazed shower cubicle with Mira unit.

Joining the house and also having a separate access to the rear, there is a

SELF-CONTAINED GRANNY ANNEXE

ENTRANCE

SITTING ROOM (13'8" x 12'8")



Two radiators, two wall lights, exposed ceiling timbers, under stairs storage cupboard, door to

KITCHEN (8'11 x 7'4") Base and wall units with light wood fronts of cupboards and drawers, spaces and points for cooker and washing machine, space for fridge, work surface with tiled splash back and inset 1.5 bowl stainless steel sink. Laminate floor, radiator, windows to side and rear.

BATHROOM Suite of panelled bath with tiling and Mira shower over, hand basin. Tiled floor, door to

WC with tiled floor and window.

Stairs from the sitting room to

LANDING

BEDROOM 1 (11'5" x 12'4" max. measures) Radiator, Velux roof light.

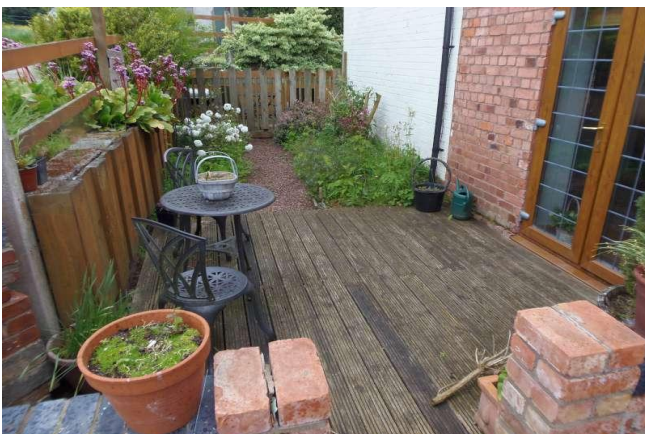
BEDROOM 2 (12'0" x 9'6") Radiator, built-in cupboard, window to side and Velux roof light.

OUTSIDE

The property is approached by an entrance and drive leading to the **CAR PARKING SPACE** and the gardens to the rear.

THE FRONT GARDEN

Wicket gate to chipping and brick path with border of shrubs to one side. Chipping and concrete path to side garden of lawn and border of shrubs and climbers.



A west side garden area with low brick walls of decking, chippings, borders of shrubs.

The drive leads to the

UPPER GARDEN AREA



of paths and two lawns



separated by a fence with arch and clematis.



This area backs onto an open field.

LARGE TIMBER WORKSHOP AND TWO GARDEN SHEDS



To the rear of the annexe there is an enclosed **YARD AREA** with board retaining walls. Chipping area, paved patio and climbers.

SERVICES

Mains electricity, water and private drainage.

COUNCIL TAX BAND - C

DIRECTIONS

The property is approached off the A4103 Hereford to Worcester road on the west side of the village of Fromes Hill – see agent's 'For Sale' board.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB002363

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.