



# The Coach House

Hampton Bishop

Hereford HR1 4JN





# The Coach House, Highfield, Hampton Bishop, Hereford HR1 4JN

This exceptional detached property is pleasantly located on a 'No Through Road' known as Holywell Gutter Lane, within the Parish of Hampton Bishop about two miles east of the Cathedral City of Hereford.

Local amenities include a bus service, churches, shop/post office, doctor's surgery, public house, the nearby River Wye for lovely walks and primary schools. The property is also in the catchment area for Bishops Secondary School.

Originally constructed as The Coach House to Highfield House in 1913, the property has been significantly extended and provides a lovely family home, it has previously also had a business use and would be perfect for dual family occupation.

We highly recommend and inspection of this property which is more particularly described as follows:-

## Accommodation

### Entrance Hall

Stable door, mat-well, radiator, alarm control panel, hatch to large roof space, hardwood herringbone Flooring, cloaks cupboard and Airing Cupboard with hot water cylinder.

### Living Room

Wood burning stove, raised quarry tiled hearth, slate surround, hardwood herringbone flooring, two radiators, windows to front and patio doors to rear.

### Farmhouse-Style Kitchen

Fitted with a range of handmade wooden units with granite work surfaces and tiled splashbacks, Belfast sink unit, hardwood herringbone flooring, radiator, extractor hood, space for range-style cooker, three windows and door to

### Utility Room

Tiled floor, sink unit, side entrance door and plumbing for washing machine and dishwasher.

### Dining Room

Hardwood herringbone flooring, radiator, window to side, patio doors to rear and store cupboard with window.

### Bedroom 1

Range of built-in wardrobes, two radiators, windows to front and side.

### Family Bathroom

White suite comprising enamelled roll-top bath with mixer tap and shower attachment, wash hand basin, WC, tiled shower cubicle with mains shower, radiator, electric under-floor heating, ladder-style towel rail, extractor fan, limestone flooring and window to side.

A door leads from the living room to the

### Family Room

Hardwood flooring, radiator, window to rear and access to the

### Side Reception Hall

Hardwood flooring, central heating thermostat, two radiators and secondary entrance door.

### Cloakroom

Wash hand basin, WC, tiled floor, radiator, extractor fan, shaver light/point and wall mounted gas fired central heating boiler.

### Shower Room

Tiled shower cubicle with mains fitment, glass screen, wash hand basin, radiator, extractor fan and tiled floor.

### Bedroom 2

An extensive range of fitted wardrobes, chest of drawers etc., radiator and window to rear.

### Bedroom 3

Range of built-in oak furniture with wardrobe, desk, store cupboards and shelving, radiator and window to rear.

### Bedroom 4

Hatch to large roof space, radiator and window to side.

### Bathroom

White suite, bath with wood panelling, tiled surround, mixer tap with shower attachment, wash hand basin, WC, tiled floor, extractor fan, radiator and corner storage cupboard.

### Study

Radiator and window to front.

### Bedroom 5

Range of built-in bedroom furniture, radiator and window to front.

### Bedroom 6

Shelving, desktop, radiator and two windows. NB. Bedrooms 5 and 6 were originally one room and could be reverted back to one room, if required.

### Outside

The property is approached via double electric gates which lead to a tarmacadam drive and large lawned garden enclosed by fencing.

To the front of the property there is gravelled parking and forecourt area. There is access to either side of the property leading to the very large rear garden, which is a particular feature of the property, being mainly lawned and enclosed by hedging and fencing.



There is a patio immediately to the rear ideal for barbecue/entertainment area and the lawn is interspersed with various ornamental shrubs, part coniferous hedging, several fruit trees and vegetable/soft fruit garden.

Outside water taps and lights. Garden sheds.

### General Information

#### Services

Mains water, electricity and gas are connected. Drainage is to a private disposal system. Telephone (subject to transfer regulations). Gas-fired central heating.

#### Outgoings

Council tax band G payable for 2017/18 - £2825.83. Water rates are payable.

#### Tenure & possession

Freehold with vacant possession on completion.

#### Agents Note

There may be potential for a building plot in the front garden, subject to the necessary planning consent. The sale will, therefore, be subject to an **Uplift Clause**. Please contact the Agents for further information.

#### Directions

From Hereford proceed initially on the A438 towards Ledbury, just past the Fire Station turn right onto the B4224 towards Fownhope (Eign Road). Continue into Hampton Park Road and just before leaving the City (past the left-hand turning for Sudbury Avenue) turn left into Holywell Gutter Lane where the property will be located on the right-hand side.

#### Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

#### Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.





## Ground Floor

Approx. 206.8 sq. metres (2225.7 sq. feet)



Total area: approx. 206.8 sq. metres (2225.7 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



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