

Jacore

COUNTRY & CLASSIC

Jacore

Detached Spacious Five Bedroom Family Home with Versatile Annexe Options. Located in the Heart of the Village of Eaton Bishop. Boasting Breathtaking Views of Rolling Countryside. With Two Generous Reception Rooms, both featuring French Doors Opening onto the Garden. Main Bedroom with Ensuite & Balcony. Southwest Facing Garden with Substantial Summer House. Ample Private Parking & Large Double Garage. Easy Access to both Hereford & Hay-on-Wye

THE PROPERTY

- Spacious Light Hallway
- Expansive Double Aspect Sitting/Dining Room Featuring a Fireplace with Gas Fire & French Doors to Terrace & Garden
- Generous Open Plan Kitchen/Family Room with French Doors opening to Garden
- Fully Fitted Kitchen with Free Standing Kitchen Island, 1.5
 Enamel Sink, Integrated Double Oven, Gas Hob, & Dishwasher
- Versatile Study/Playroom with French Doors to Garden
- Practical Utility room with a 1.5 Enamel Sink. Convenient Internal Door to Garage
- Boot Room with Back Door Access
- Downstairs Cloakroom
- Main Bedroom with Ensuite Shower Room, Fully Fitted Wardrobes, Private Balcony Enjoying Fabulous Views
- Guest Bedroom with Dual-Aspect Windows, Ensuite Shower Room & Fitted Wardrobes
- Two Further Double Bedrooms & One Single Bedroom, Ideal for Nursery or Home Office
- Family Bathroom with Separate Shower

THE OUTSIDE

- Beautifully Maintained Southwest Facing Lawned Garden,
 Bordered by Mature Hedges & Trees, Offering Uninterrupted
 Views of Rolling Pastureland & Distant Hills
- Substantial Summer House
- Integrated Double Garage
- Attractive Front Garden with Ample Private Parking









FLOOR PLANS

Total Approx. Floor Area 2507 Sq. Ft. (232 Sq. M.)

Jacore, Eaton Bishop, Hereford, HR2 9QA Balcony Bathroom En-suite 9'8" x 7'3" 9'6" x 4'11" (2.94m x 2.20m) (2.90m x 1.50m Family Room 15'6" x 12'11" (4.72m x 3.94m) Bedroom 1 **Boot Room** Study 17'2" x 12'11" Bedroom 3 5'10" x 4'11" 9'9" x 9'7" 13'0" x 13'0" (5.23m x 3.94m) (1.78m x 1.51m) (2.97m x 2.91m) (3.96m x 3.95m) Sitting Room 24'2" x 13'0" Hall T Utility Landing (7.37m x 3.96m) 11'0" x 9'8" 11'9" x 5'10" 11'6" x 11'0" (3.36m x 2.94m) (3.51m x 3.36m) (3.57m x 1.77m) Bedroom 4 Kitchen 11'1" x 7'8" 16'1" x 13'0" Bedroom 2 (3.37m x 2.34m) (4.90m x 3.95m) 19'2" x 17'1" (5.84m x 5.20m) Bedroom 5 wc 13'0" x 6'8" 17'7" x 17'6" (3.95m x 2.04m) 6'5" x 2'9" (5.36m x 5.34m) (1.95m x 0.85m) **Ground Floor** First Floor En-suite Approximate Floor Area Approximate Floor Area 6'8" x 4'8" 1344 sq. ft 1163 sq. ft (2.02m x 1.43m) (124.89 sq. m) (108.07 sq. m) Score Energy rating Current Potential 92+ 81-91 81 B Approx. Gross Internal Floor Area 69-80 Main House = 2507 sq. ft / 232.96 sq. m FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE 55-68 67 D The position & size of doors, windows, appliances and other features are approximate only. ©William Benton-Fife Photographer. Unauthorised reproduction prohibited. 39-54 21-38

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THE SITUATION

- Quiet Central Village Position with Fabulous Views & Walking from the Door
- 2 Miles to Madley with Primary School, Church & Village Pub
- 6.5 Miles to Hereford with Shops & Mainline Station
- 17 Miles to Hay on Wye
- 18 Miles to M50 & Ross-On Wye

PRACTICALITIES

- Council Tax Band– G Herefordshire District Council
- Mains Gas, Electricity, Water & Drainage
- Mains Gas Central Heating
- Double Glazed Throughout
- Full Fibre Broadband

DIRECTIONS

HR2 9QA What 3 Words brownish.nightcap.testers
From Hereford take the A465 towards Abergavenny. After 2
miles turn right on the B4349 towards Clehonger & Madley.
After 2 miles keep straight onto the B4352. After 1 mile turn
right signed to Eaton Bishop. Continue for 1 mile into the
centre of the village & the property is second on the left after
the village hall

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396 Email: enquiries@countryandclassic.co.uk















