



Jacore

Eaton Bishop, Hereford, Herefordshire, HR2 9QA



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





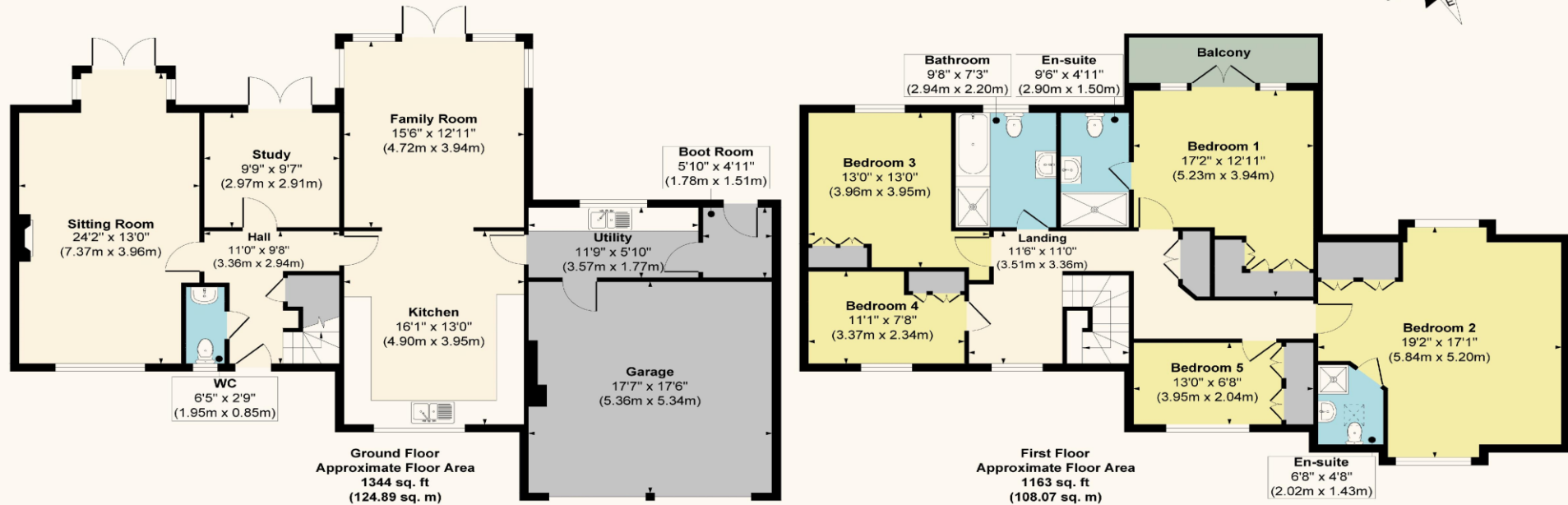
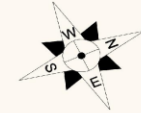




# FLOOR PLANS

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

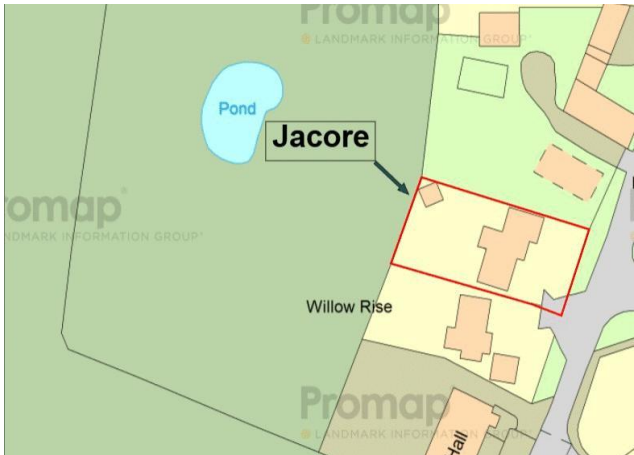
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**Approx. Gross Internal Floor Area**  
**Main House = 2507 sq. ft / 232.96 sq. m**  
FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		











## 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.

  
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&  
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Tel: 01531 888388 or 07879 630396  
Email: [enquiries@countryandclassic.co.uk](mailto:enquiries@countryandclassic.co.uk)





