



THE STEPPES

Bishopstone, Hereford, HR4 7JT



View from the rear



**The Steppes
Bishopstone
Hereford
HR4 7JT**



Enjoying far reaching views over the Wye Valley, a very attractive detached Grade II listed house offering versatile and spacious living accommodation, all set in gardens and land that extend to approximately one acre.

Guide Price £875,000

Situation and description

The Steppes occupies an elevated position on Garnons Hill with far reaching southerly views over the beautiful Wye Valley. Formerly part of a country estate it is now one of a number of individual properties that lie between the villages of Bishopstone and Byford. Local services are available at Staunton on Wye and Credenhill, with more extensive facilities at the cathedral city of Hereford, which also has a main line train station. The ever-popular Oakchurch Farm shop is also within a short drive, along with the delightful black and white village of Weobley.

The house itself has been greatly improved by the current owners, who have been careful to preserve the original character of this lovely house. The kitchen family room is now bright and spacious, and all the bathrooms have been updated and improved. With a southerly aspect the house is often full of light and there are five individual double bedrooms arranged over two floors all enjoying far reaching views. Original features include slate and flagstone floors, exposed timbers, fireplaces and much more.

On arrival, a canopy porch and front door lead into a reception hall and then to the kitchen/family room, which is light and spacious and includes granite working surfaces, plenty of cupboard space, a built-in dishwasher, a three oven Aga, space for an American style fridge and central workstation. A cosy living room offers space to relax and includes a wood burner for those colder evenings. An inner hall gives direct access to outside and also to an impressive sitting room with a large stone fireplace with wood burner, and glazed doors to outside. A good-sized study offers a quieter space to work, and the ground floor space is supported by a utility and cloakroom. From the hallways two staircases provide access to the first floor, where there are three double bedrooms all with stunning views. These include an impressive main bedroom which offers plenty of elbow room, a

guest bedroom with en suite bathroom and comfortable family bathroom with twin basins, deep fill bath and separate shower. A staircase continues to the second floor where there are two further double bedrooms supported by a separate bathroom.

Outside

The house is approached from a small lane by its own gated gravel drive which provides plenty of parking and turning space. The front gardens have a central path with lawned areas to either side, lavender edging and floral borders, partly enclosed by an attractive laurel hedge. Pathways lead to the rear where there is a large patio with dual access from the house and steps that lead up to terraced gardens and a large expanse of lawn with a variety of fruit trees, and a summerhouse, with spectacular views to the black mountains. In addition, there is a second drive which provides parking for at least one car and a useful garden store.

Services and considerations

Mains water and electricity, private drainage, and oil-fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their Solicitor or Surveyor. Council Tax Band: F £3,167.26. EPC n/a Listed

Rights of Way All prospective purchasers are advised to clarify matters relating to rights of way with their Solicitor.

Listing

We understand the property is Grade II Listed and part of the land has scheduled monument status.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Three reception rooms and kitchen/breakfast room, supported by utility and wc





Well fitted, light & spacious kitchen / breakfastroom





On the ground floor a good sized study, utility and cloakroom





Bedroom 2

FF master bedroom with two further bedrooms, one with ensuite & separate family bathroom



Bedroom 3





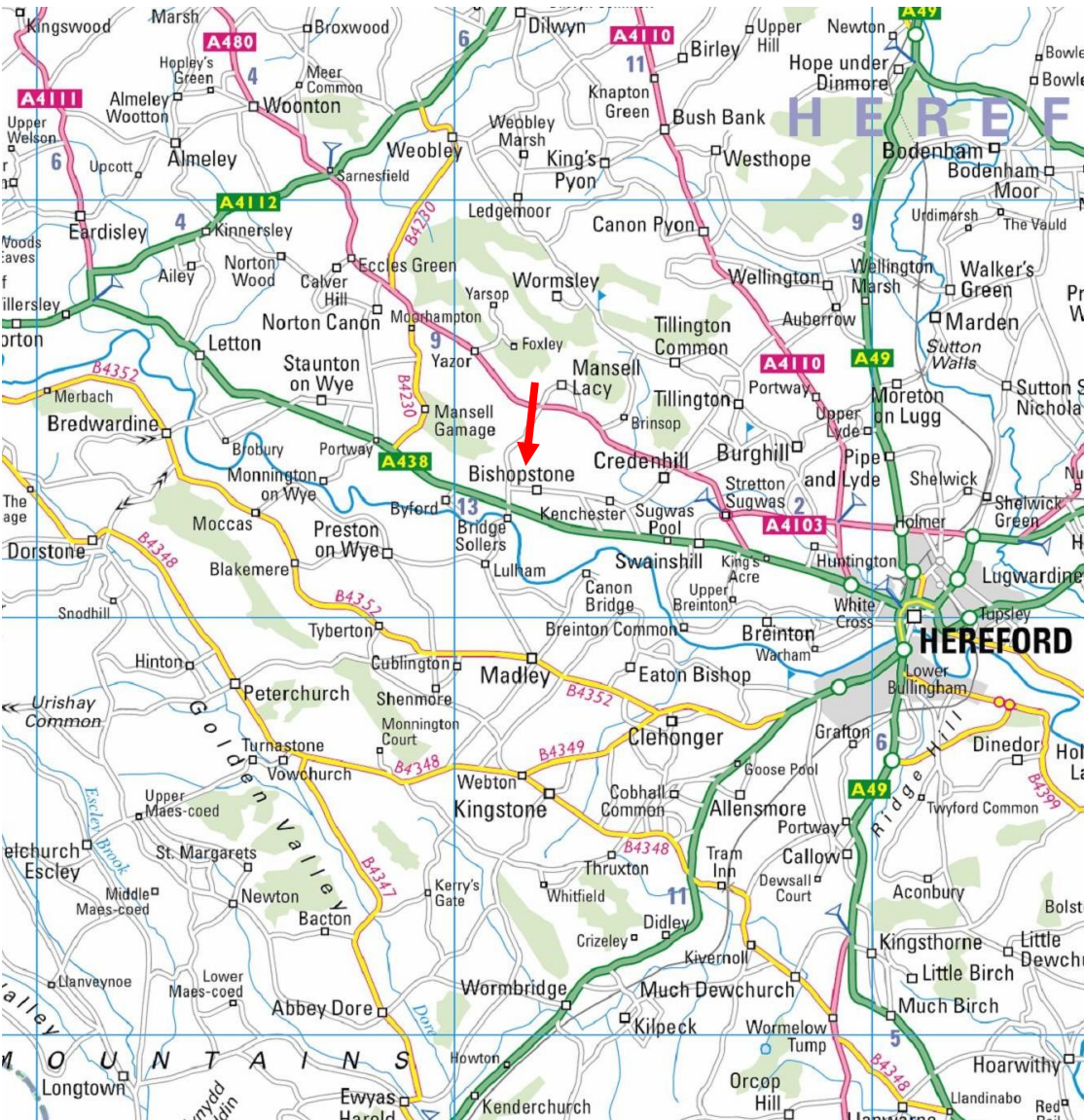
Second floor – two further bedrooms with bathroom

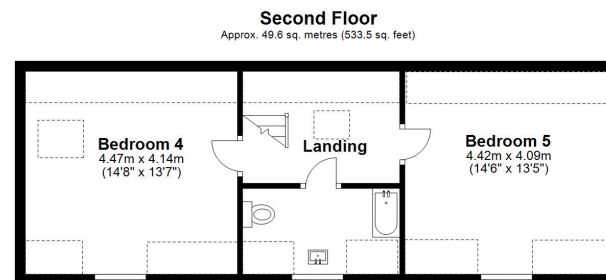
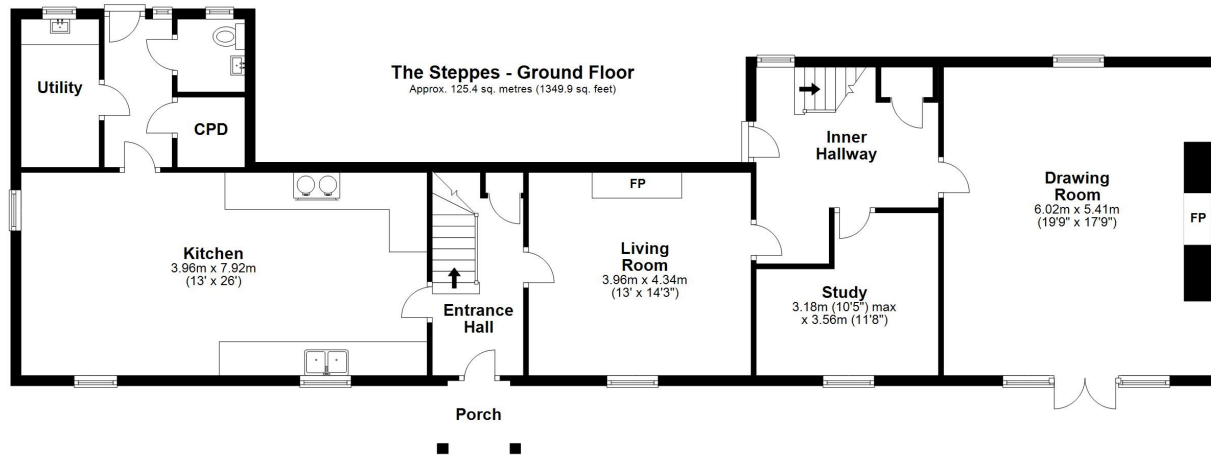


Directions

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From Hereford proceed in a westerly direction on the A438 towards Brecon. After approximately 7 miles and after a series of dips in the road, turn right at a lodge house, just before the turning to Byford. Follow this lane up the hill and bear right passing a number of farm cottages and the property will then be found on the left-hand side.





Total area: approx. 279.9 sq. metres (3012.9 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd
Plan produced using PlanUp.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



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