



ORCHARD BUNGALOW

Eaton Bishop HR2 9QE



Orchard Bungalow
Lane Head
Eaton Bishop
Hereford
HR2 9QE

In a sought-after location and enjoying far-reaching views to the rear, a detached 'Woolaway' bungalow, currently subject to an agricultural condition, offering huge potential for improvement.

Guide Price £175,000+

Situation and Description

The bungalow forms part of a small cluster of individual properties that lie in a tucked away rural location well away from main roads. The villages of Eaton Bishop, Clehonger, Kingstone and Madley offer a range of local facilities with more extensive services at the cathedral city of Hereford which lies 5 miles away.

The property itself offers huge potential for improvement and modernization and occupies a large level plot with attractive westerly views over farmland to the rear. The current accommodation is comfortable and includes three bedrooms with oil-fired central heating, double glazing, and a detached single garage.

On arrival, a double-glazed door leads into an entrance hall with a further door leading to a good-sized sitting room with windows overlooking the gardens. The hall then leads into a kitchen/breakfast room and utility room, with a separate hall giving access to three bedrooms, a bathroom and separate WC.

Outside

The property is approached by a right of way which leads to a useful single garage. The gardens then form a particular feature and are well established and laid predominantly to lawn enclosed by attractive beach hedging and interspersed with a variety of trees and shrubs.

Services and Conditions

Mains water, electricity, private drainage and oil-fired central heating.

Tenure Freehold.

Council Tax Band A / EPC tbc

Mobile Phone Coverage (to be confirmed) / Broadband (to be confirmed)

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Agents Note: Please note the property is subject to an agricultural condition and all prospective buyers must ensure that they are able to satisfy the occupancy condition before proceeding. Details below.

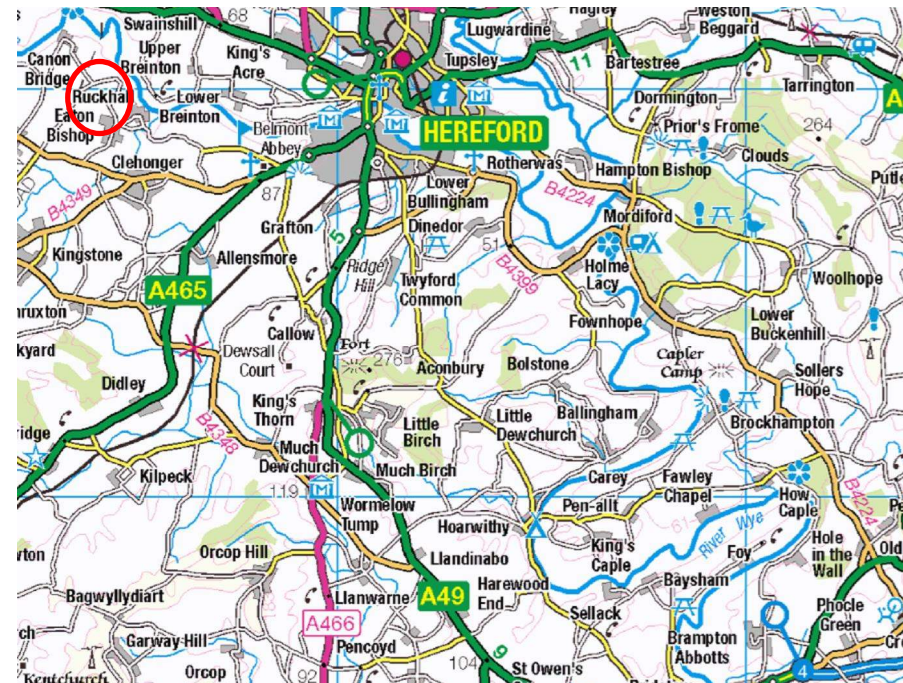
AG TIE CONDITION: The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality of Agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in Forestry (including

a dependent of such a person residing with him), or a widow or widower of such a person.

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.

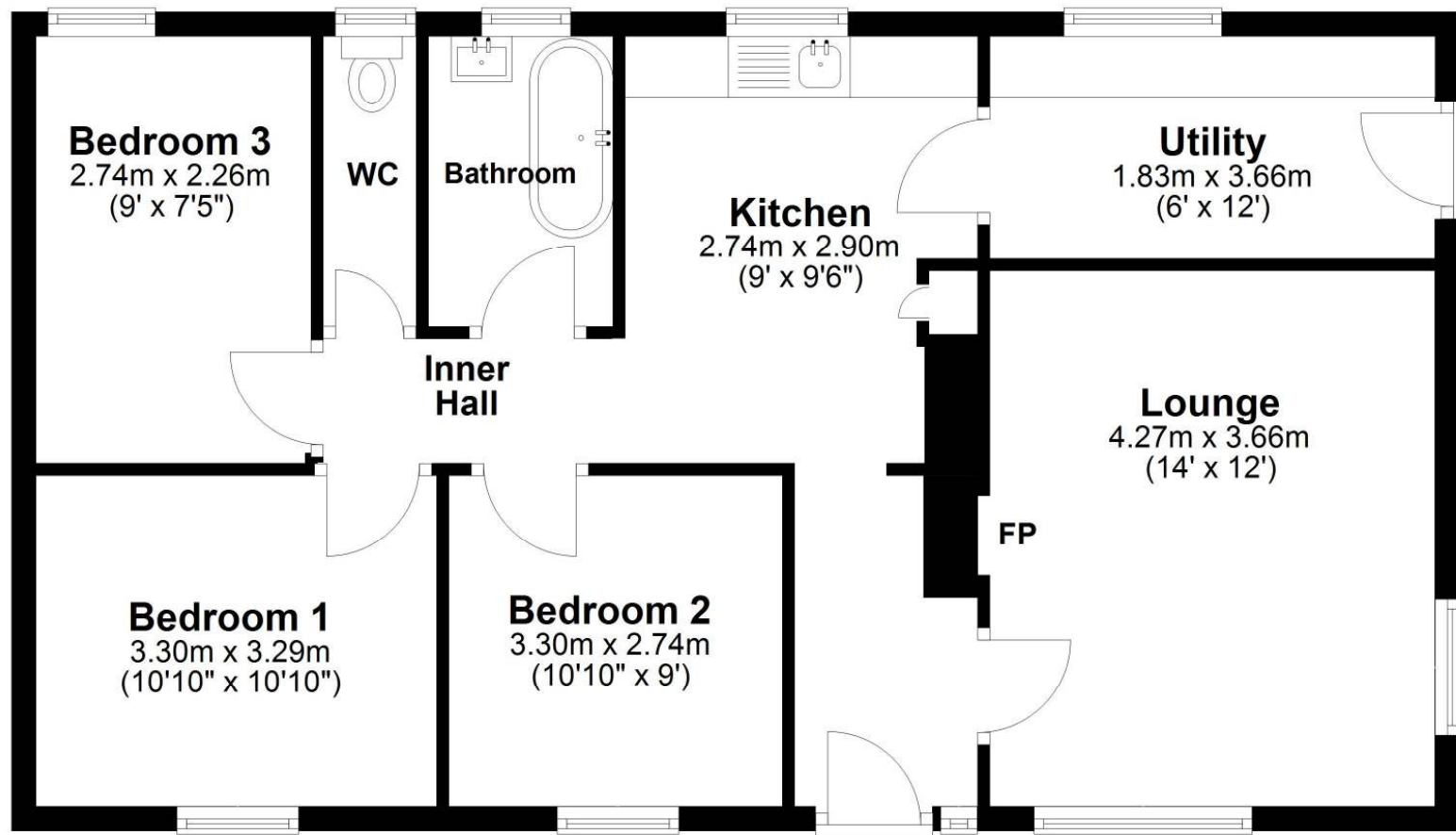
Directions ///strength.folks.named

From Hereford take the A465 sign posted to Abergavenny and shortly after leaving the city turn right onto the B4349 sign posted to Clehonger, Eaton Bishop and Madley. Proceed on this road passing through Clehonger, where the road becomes the B4352. Continue for about half a mile and turn right as sign posted to Eaton Bishop. After leaving the village proceed for a further half a mile and Orchard Bungalow will be found on the left hand side, close to a small road junction.



Orchard Bungalow

Approx. 74.0 sq. metres (796.7 sq. feet)



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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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