



Hyford, Nr Leominster with 8 acres, HR6 0PB
Offers In The Region Of £750,000

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Hyford, Nr Leominster with 8 acres

A fantastic opportunity to acquire a detached, extended five bedroom house with approximately 8.35 acres of grounds and fantastic far reaching views of the Herefordshire countryside. The property is located in a semi-rural position, situated in the hamlet of Ford Bridge, just three miles from the market town of Leominster and has stabling, garage and a greenhouse. In addition there is ample parking, oil heating and double glazing.

FEATURES

- Detached House
- Approx 8.35 acres of land
- Five bedrooms, one en-suite
- Stabling, garage and ample parking
- Hamlet location
- Stunning views

Material Information

Offers In The Region Of £750,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Situated in a the hamlet of Ford Bridge is this detached, extended house. The property has accommodation comprising; living room, dining room, kitchen/breakfast room, utility room, porch, boiler room, three bedrooms to the ground floor, two bedrooms to the first floor, one en-suite, a family bathroom and shower room. There is approximately 8.5 acres of land, two stables, garage and greenhouse. The property has the opportunity to be enhanced further. Call our Leominster office on 01568 610310 to arrange your viewing.

Property Description

The front door opens into the porch where there is space for coats and shoes. An internal door opens to the kitchen/breakfast room which really is the heart of the home. The kitchen has wooden flooring and is fitted with wall and base units, inset sink and space for a fridge freezer. There is an electric AGA. The breakfast area creates space for a table and chairs, great for ensuring you are not missing out when entertaining guests. From the breakfast area, an opening leads to the utility room which has additional wall and base units, a sink and space for a washing machine. the wooden flooring continues into the dining room which has dual aspect windows with fantastic views over the countryside. There is a fireplace inset with woodburning stove and space for a dining table and chairs. This could be used as a separate sitting room or snug. The inner hallway has the staircase to the first floor, water tank and storage space. Stepping into the sitting room you are greeted by two bi- folding doors which allow natural light to flood through and have far reaching views of the Herefordshire countryside. There is a woodburning stove with hearth which creates a cosy focal point to the room. The inner hall has access to three of the bedrooms. Three of the bedrooms are located on the ground floor. Bedroom three is a double room with dual aspect windows. Bedrooms four and five are doubles with windows to the front. There is a family bathroom which is fitted with WC, basin and bath with a shower above. There is a shower room

with cubicle and chrome towel rail.

The staircase rises to the first floor landing which has a study area with a Velux window, eaves storage space and access to the remaining two bedrooms. Bedroom one is a generous double sized room and has triple aspect windows including French doors which open to fabulous views. There is storage space and an en-suite fitted with WC, basin and shower cubicle. Bedroom two is also a generous double with dual aspect windows.

Garden and Land

The driveway leads to the property which has the land to each side. The land is on an incline and measures approximately 8.35 acres, divided into several paddocks with stock proof fences. In the past it has been home to pigs, horses, cattle and sheep with it currently being enjoyed by sheep. There is water to the land. There is an orchard with a variety of apples, pears and plum trees planted. A very substantial greenhouse gives you the opportunity to grow your own produce with the addition of space to have vegetable and fruit beds. There is space for chickens and an additional orchard with cider apple trees.

Outbuildings

There is a stable block which is separated into two stables, each measuring 14ft sq. The garage is a single.

Services

Mains electricity and water are connected. Oil heating. Sewage treatment plant. spring water to two of the paddocks and mains water to the third. Fibre broadband is connected to the property. Herefordshire council tax band E

Location

The property is located on the southern side of Leominster on the old Hereford Road B4361 just 3 miles from the centre of the town. Leominster has a well defined shopping area with many independent shops as well as the usual larger supermarket chains. The area is well served by schools and recreational facilities and has a very active community approach to life. The area is





proliferate by historic buildings, walks and fine countryside which makes this an ideal tourist area and the gateway to The Marches. Hereford City is located approximately 11 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Proceed out of Leominster on the B4361 towards Marlbrook. You will come into the hamlet of "Ford Bridge" where the property driveway is located on the right hand side. Proceed up the driveway to the property. What Three Words///intruders.backswing.rests





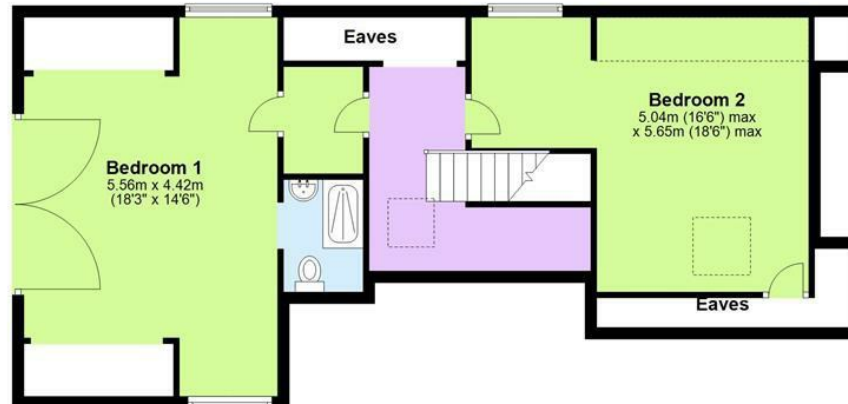
Ground Floor

Approx. 125.5 sq. metres (1351.3 sq. feet)



First Floor

Approx. 76.0 sq. metres (818.3 sq. feet)



Total area: approx. 201.6 sq. metres (2169.6 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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