

Clear View, Common Hill, Fownhope, Hereford, HR1 4QA  
Guide price £895,000



Character & Country  
PROPERTY SPECIALISTS



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Council Tax Band: G

***Occupying a wonderful elevated position with stunning far reaching views, detached, superbly refurbished and extended family house, luxuriously appointed, part split level accommodation.***

#### SITUATION AND DESCRIPTION

This property occupies a stunning location within the Wye Valley area of outstanding natural beauty and as the name suggest has uninterrupted views, not just over Fownhope itself but over a very wide area extending as far as the Black Mountains yet within walking distance to the village itself which provides an extensive range of local amenities, including doctor's surgery, post office and stores, public houses and restaurant, butchers, church, Wye Leisure Spa and sports facility including swimming pool, regular bus service and primary school.

Clear View is also readily accessible to numerous local and regional centres including Ross on Wye, Ledbury, Gloucester/Cheltenham and Monmouth, and the M50 motorway at Ross on Wye provides excellent national communications with the A40 dual carriageway providing direct access towards Cardiff, Bristol and Bath. Cardiff/South Wales, Bristol and Birmingham are all commutable in just over an hour hence the property does enjoy a first class location.

The house itself has been extended, renovated and improved to a very high standard featuring wonderful kitchen/conservatory, luxurious bathroom and ensuite facilities and is centrally heated and double glazed. Further details available upon request. Parts of the property are believed to date back to the early 19th century and the property retains many character features. In detail, this highly desirable property comprises:-

Doorway to entranceway with quality Italian ceramic tiles extending throughout the

#### KITCHEN

and beyond. The kitchen and conservatory provide a delightful living environment with a Magnet kitchen comprising central island, cupboards and drawers, further cupboards and drawers, extensive range of work surfaces, AEG integral dishwasher, Neff double oven and halogen hob, extractor, tiling, eye-level wall cupboards, feature downlighting and fan with double glazed door from conservatory, Villeroy and Boch 1.5 bowl ceramic sink unit with Franke Filterflow 3 way Triflow tap, glass faced eye-level wall cabinets, TV aerial point, useful walk in pantry with shelving.

#### UTILITY

again with ceramic tiled floors, work surfaces, plumbing for automatic washing machine, vent for tumble dryer, Rowanco china sink, cupboards and drawers, further built-in storage cupboard and tiling

#### INNER HALLWAY

#### CLOAKROOM

polished ceramic tiling, contemporary style wash-hand basin and cupboard with close coupled W.C, further cloaks area, air extractor and fitted mirror.

#### DRAWING ROOM

with arched fireplace with surround hearth and mantle, bay window with ornate glass and double glazed French doors to terrace, beautiful views, coving, wall and central ceiling lights, separate 5-amp lamp circuit.

Steps down to original

#### MAIN RECEPTION HALL

with entrance door and porch, central heating thermostat

#### DINING/FURTHER SITTING ROOM

again with bay window and French doors, arched open fireplace and hearth, central lighting and downlighting.

Staircase to split level

#### FIRST FLOOR LANDING/LIBRARY

and seating area with useful computer corner shelf, fitted shelving and access to fully insulated loft

#### BEDROOM ONE

with access to loft again, bay window, views.

#### UPPER LANDING

with walk-in airing cupboard with, Range Tribune hot water cylinder and slatted shelving and light. Access to main loft area which is fully insulated and has extensive boarding and lighting.

#### MASTER BEDROOM

with masked ornate bedroom fireplace, electric fire effect, two double built-in wardrobes, boarded floor, bay window, views, 5 amp light circuit, superb fully tiled ensuite shower with curved shower cubicle thermostatically controlled, heated towel rail, close coupled W.C. wash-hand basin, fitted mirror, shaver light and point, air extractor

#### BEDROOM THREE

triple aspect, currently set up as a study with engineered oak flooring, 5 amp lighting circuit, a special feature being further French doors to delightful balcony with decking with further steps up to upper garden with outside lighting

#### FAMILY BATHROOM

again beautifully presented, fully tiled, with claws foot bath, chrome shower attachment, pedestal wash-hand basin, shaver light and point, fitted mirror, skylight, close coupled contemporary style W.C. mirror fronted medicine cabinet contemporary style Kudos glass screened shower with wide bore shower, downlighting, air extractor.

#### GUEST SUITE

with part vaulted ceiling and exposed timbers, triple aspect room with engineered oak flooring, 5 amp lighting circuit, ensuite large bathroom with panelled bath, shower screen, shower attachment, fully tiled close coupled W.C. contemporary wash-hand basin, fitted mirror, shaver light and point, downlighting, air extractor.









## OUTSIDE

The property is approached by oak double gated access to a gravelled driveway, car parking area sufficient for several cars, with area set aside for wild flowers.

There is a large block built double garage / workshop complex with two up and over doors, personal door, power and lighting. The garage complex also benefits from a very useful under roof storage area which is part boarded.

There is a greenhouse (with power), garden shed, oil tank, water butt and outside tap. There is also a fully enclosed store with shelving and stall bench attached to the garage.

Steps down to a delightful paved and sheltered terrace (with power point), with further stone faced terraced gardens beyond. The whole of the garage and terrace area has the benefit of outside lighting. Elevated paved seating area.

To one side is a large dry log store (with light and power), and to the other side is the boiler room (with light) housing the Worcester condensing boiler with steps down to the pedestrian gate to Common Hill lane.

There is a Summer House / Store with paved area and feature Cider Press alongside.

There is a further wonderful terrace to maximise the exquisite views from the property across the Wye Valley to Aconbury and the Black Mountains. This terrace has a barbecue base and benefits from outside lighting and a power point.

To the front of this terrace is a lawn leading to stone steps down to the vineyard of approximately .25 acre with a gated vehicular access.

In all just under 1.5 acres (to be verified). Numerous mature trees including flowering cherry, apple and plum.

## SERVICES

Mains electricity, mains water, private drainage, oil fired central heating.

## LOCAL AUTHORITY

Herefordshire Council 01432 260000 - Council Tax Band – G

## AGENTS NOTES

A more detailed resume of works completed is available at the Agent's offices upon request.

## DIRECTIONS

From Hereford proceed on the B4224 towards Fownhope, upon reaching Fownhope continue through the village passing the Green Man public house and restaurant, upon reaching the next junction (opposite the butchers) turn left onto Common Hill passing the doctor's surgery and continue up the hill for approximately half a mile where the property can be found on the left-hand side and is approached by a sharp turn left immediately afterwards.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



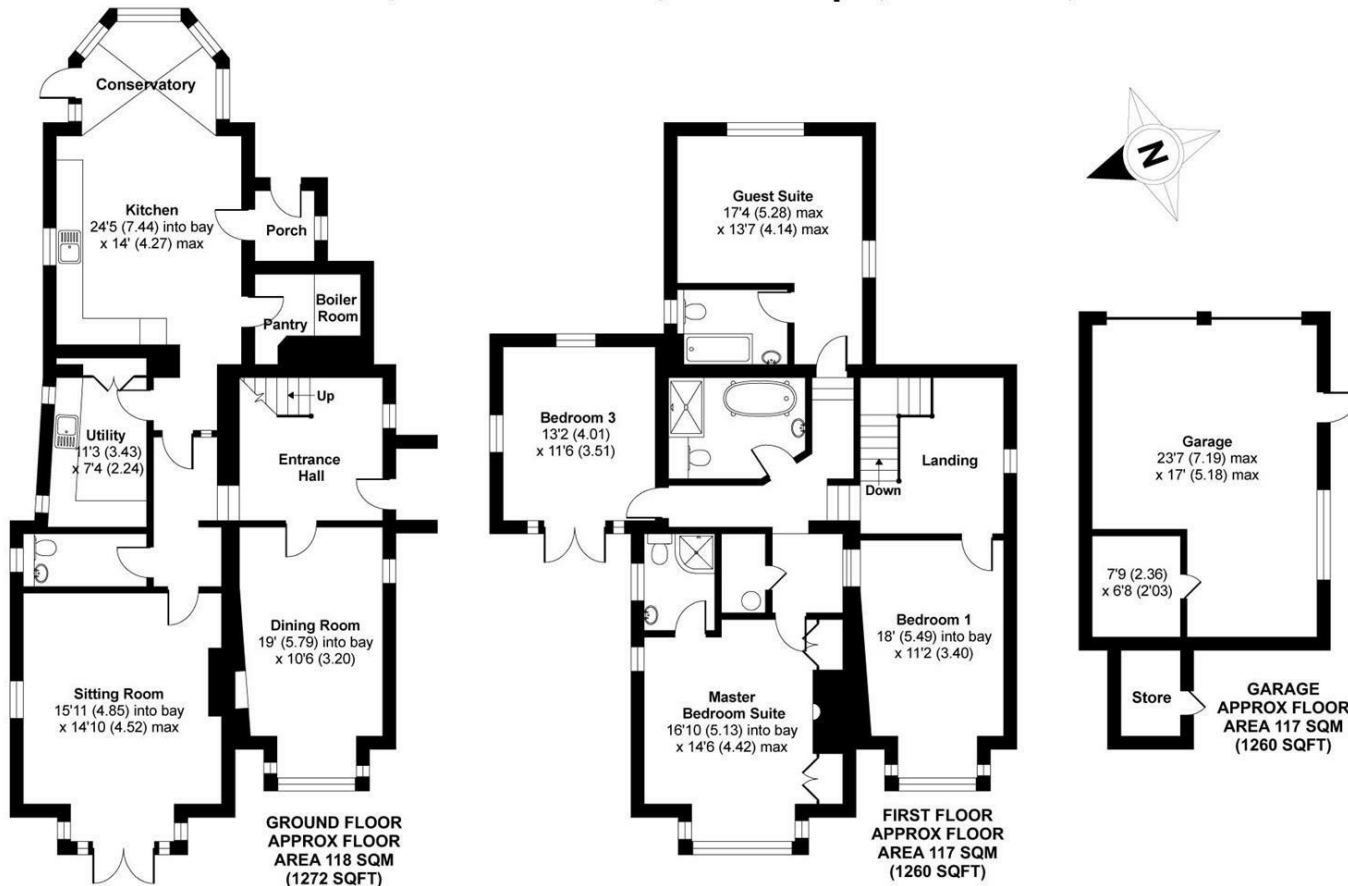








## Clear View, Common Hill, Fownhope, Hereford, HR1



APPROX. GROSS INTERNAL FLOOR AREA 2934 SQ FT 272.5 SQ METRES (INCLUDES GARAGE & EXCLUDES STORE)

- RECEPTION HALL, FABULOUS OPEN PLAN KITCHEN AND CONSERVATORY. UTILITY AND PANTRY.
- DOWNSTAIRS CLOAKS, DRAWING ROOM, DINING ROOM.
- FOUR DOUBLE BEDROOMS, TWO WITH ENSUITE FACILITIES. LANDING/STUDY AREA.
- LUXURIOUS FAMILY BATHROOM. BALCONY TO FOURTH BEDROOM.
- DOUBLE GARAGE / WORKSHOP WITH WINE STORE.
- LANDSCAPED GARDENS AND OUTBUILDINGS
- PASTURE LAND AND SMALL VINEYARD IN ALL EXTENDING TO APPROXIMATELY 1.5 ACRES (TO BE VERIFIED).
- THE PROPERTY BENEFITS FROM EXTENSIVE 5-AMP SEPARATE LIGHTING SYSTEMS.
- WE UNDERSTAND SUPERFAST BROADBAND IS NOW AVAILABLE TO THE PROPERTY.
- NUMEROUS WALKS ON COMMON HILL AND BEYOND AVAILABLE FROM THE DOORSTEP.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	