

The Little House Fownhope, HR1 4QA
Guide price £570,000



Character & Country

PROPERTY SPECIALISTS





The Little House, Fownhope, Hereford, HR1 4QA

Guide price £570,000

Occupying an idyllic elevated location yet within a few minutes' walk of the well equipped and popular village of Fownhope, a deceptively spacious four bedroom cottage.

- Far reaching views over the Wye valley and towards the Black Mountains
- Haven for wildlife and perfect for nature lovers, adjacent to footpath network including the Wye Valley Walk
- Secluded south facing terraced gardens with mature fruit trees and adjoining mature woodland, in an AONB
- Oversize single garage and parking, range of useful outbuildings
- Original condition offering scope for a new owner to reconfigure as desired
- Entrance hall, sitting room, kitchen breakfast room and dining room, downstairs bathroom
- Four bedrooms and shower room. Storage. High Speed Fibre Broadband.
- Part 19th century with original bread oven and wattle panel feature
- Double glazed and enjoying beautiful views
- Total area including gardens and some woodland – circa one third of an acre





SITUATION AND DESCRIPTION

This property occupies a beautiful location within the Wye Valley Area of Outstanding Natural Beauty and enjoys far reaching views, not just over Fownhope itself but over a very wide area extending as far as the Black Mountains, of particular note being the distant dark skies to the west at night. The property sits adjacent to a public footpath leading to the Wye Valley Walk and beyond and is also within walking distance to the village itself. Immediately adjacent is an area of mature natural woodland and the area is a haven for wildlife and nature lovers with much visiting wildlife.

Fownhope 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.

The Little House is readily accessible to numerous local and regional centres including Ross on Wye, Ledbury, Gloucester/Cheltenham and Monmouth. 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 which in part dates back to the 19th century and still has the original bread oven and an original wattle panel remains now as a feature, was extended in the 1960's and 1970's under a cedar shingle roof. It offers character double glazed accommodation with scope for a new owner to alter and reconfigure to suit, and comprises in more detail-

PORCH

To

INNER LOBBY

With glazed entrance door to

HALLWAY

Three windows to front elevation, Fibre Broadband Point, Under stairs storage cupboard. Two single panelled radiators. Additional Storage Cupboard with fitted shelving. Doors to

SITTING ROOM

With open fire with back boiler, Forest of Dean stone fireplace with wood mantle, large windows with open views and roller blind, double radiator beneath, TV point, cupboard and fitted shelving.

BATHROOM

Fitted with a suite comprising low level WC, pedestal wash hand basin, bath with fitted shower, heated towel rail/radiator, wall mounted electric heater. Window to rear elevation.

WALK IN PANTRY CUPBOARD

With extensive shelving, window to rear and tiled floor.



KITCHEN

Fitted with a range of cupboards, drawers and work surface space with Stanley Superstar oil fired range with two ovens, hotplates and providing for cooking, central heating and domestic hot water, stainless steel sink unit and drainer, space and plumbing for automatic washing machine, electric cooker point, eye level wall cupboards. Opening to

BREAKFAST ROOM

With double glazed door to small private garden area, feature original exposed wattle, bench seating, extractor and additional space for fridge

DINING ROOM

With wood parquet flooring, brick open fireplace, fitted shelving unit, double glazed bay window with stunning views, south westerly aspect overlooking the gardens, fitted roller blind and wide sill, double panelled radiator. Additional window to front. Ceiling timbers.

Stairs to the first floor with window above and shelving to side.

LANDING

With large walk in under eaves storage cupboard with hot water tank/ immersion heater.

MASTER BEDROOM

With windows to front and side elevations enjoying lovely views, single panelled radiator.

BEDROOM TWO

Windows to side and rear elevations, single panelled radiator

SHOWER ROOM

With Mira Sport electric shower in fully tiled cubicle, low level WC, pedestal wash hand basin, shelving, mirror, light, shaver point and extractor.

Two steps from landing to

UPPER LANDING

With two double wardrobes. Doors to

BEDROOM THREE

With window to front elevation, single panelled radiator, built in storage cupboard

BEDROOM FOUR

With windows to front and side elevations enjoying beautiful southerly views, radiator, built in storage cupboard and built in wardrobe. Fitted desk/table.



OUTSIDE

Parking for two and over sized single garage with inspection pit, power and light. Oil storage tank.

The mature diversely hedged gardens form a particular feature of The Little House extending to circa one third of an acre and being terraced, very well maintained in a cottage garden style with lawned and wild flower areas and interconnecting pathways, all with the backdrop of the adjacent woodland. These gardens are south facing and extremely private. There is an abundance of visiting wildlife and the footpath network can be accessed adjacent to the property.

In detail, gated access and steps to raised interconnected terraced level garden areas with steps and pathways. Pergola and water storage butt. Vines.

Greenhouse, potting area, shelving and large potting shed/ wood store with concrete floor. Paved pathway to patio area with feature pond, further step to a lawned garden with mature trees and shrubs, flowering plants, beautiful rural views. Further steps to a second raised lawned terrace with screened composting area. Access up to Natural woodland including yew, oak, ash, conifers, horse chestnut.

There is a further cottage garden area and vegetable plot / fruit bushes with laburnum and many productive fruit trees including plum, pear, and apple.

To one side accessed from the Breakfast Room pretty cottage gardens again with trees shrubs and hedgerow, pathway, all enjoying the afore mentioned beautiful views.



SERVICES

Mains electricity, water. Private drainage.

LOCAL AUTHORITY

Herefordshire Council 01432 260000 - Council Tax Band – F

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.



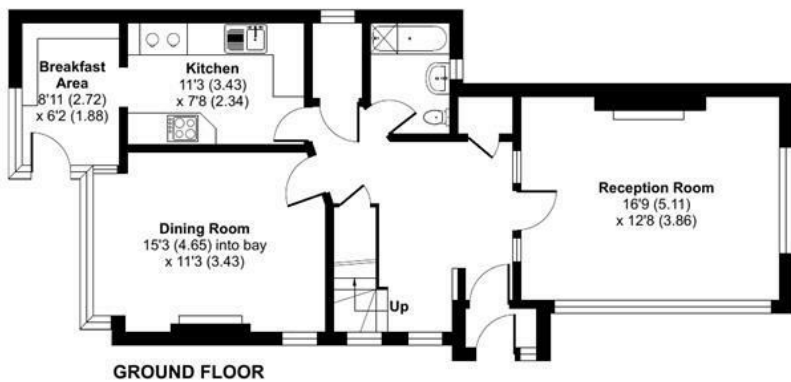
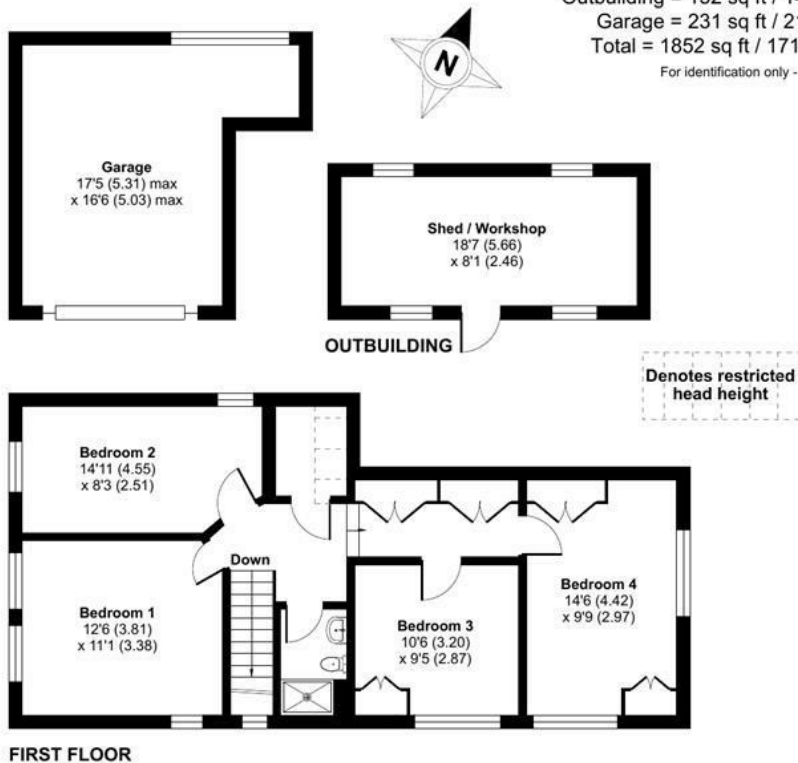




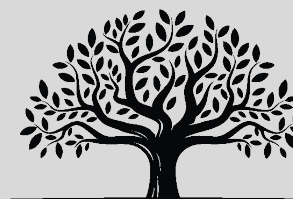
Fownhope, Hereford, HR1

Approximate Area = 1456 sq ft / 135.2 sq m
 Restricted Head Height = 13 sq ft / 1.2 sq m
 Outbuilding = 152 sq ft / 14.1 sq m
 Garage = 231 sq ft / 21.4 sq m
 Total = 1852 sq ft / 171.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Character & Country. REF: 1153833



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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	51	
EU Directive 2002/91/EC		
England & Wales		