

for sale

£650,000



## Long Acre Long Acre Llanwarne Hereford HR2 8JE

An extremely spacious detached bungalow, occupying a large plot extending to 1.25 acres to include well maintained gardens and a paddock. Further featuring four bedrooms, two bathrooms, two reception rooms and driveway parking. Located in the peaceful village of Llanwarne.



# Long Acre Long Acre Llanwarne Hereford HR2 8JE

## Approach

Approached via a shared driveway on Leniston Lane, signposted Nyth-Fa. Continue past the property on your left hand side and approach a gated driveway for Long Acre. With mature lawn and shrubs to the front and a private driveway with car port. Steps leading up to the front door.

## Entrance Hall

Two ceiling light points, radiator and doors giving access to the main living areas.

## Lounge

24' x 12' 2" ( 7.32m x 3.71m )

Double glazed window to front aspect, two radiators, ceiling light point and two wall light points, open fireplace with brick feature surround and sliding door to conservatory.

## Dining Room

12' x 14' 10" ( 3.66m x 4.52m )

Sliding door to conservatory, ceiling light point, radiator and two wall light points.

## Kitchen

11' 3" x 14' 10" ( 3.43m x 4.52m )

Wooden wall and base units and work tops over, one and a half bowl sink and drainer, splash back tiling, integrated oven, hob, grill and cooker hood, space for under counter fridge/freezer, breakfast bar feature, double glazed window to side elevation, ceiling light point, radiator and door to conservatory.

## Utility Room

8' 1" x 5' 4" ( 2.46m x 1.63m )

One bowl sink and drainer, base cupboards, plumbing for washing machine and space for tumble dryer, ceiling light point, double glazed window to front and boiler.

## Conservatory

35' 3" x 8' 5" ( 10.74m x 2.57m )

Double glazed windows surrounding, wall light point, power points, doors to garden and access into all living areas.

## Inner Hall

Two ceiling light points, radiator, door to bedrooms and main living areas.





## Bedroom One

16' 5" x 13' 11" ( 5.00m x 4.24m )

Dual aspect windows to side and rear elevations, two ceiling light points, two radiators, fitted wardrobe, drawer units and dressing table.

## Bedroom Two

14' x 12' 1" max ( 4.27m x 3.68m max )

Double glazed window to front, ceiling light point, radiator, fitted wardrobes and drawer units.

## Bedroom Three

11' 10" x 8' 8" recess ( 3.61m x 2.64m recess )

Double glazed window to side elevation, ceiling light point, radiator, fitted wardrobes and storage cupboard.

## Bedroom Four

8' 6" x 10' 3" ( 2.59m x 3.12m )

Double glazed window to side elevation, ceiling light point and radiator.

## Bathroom

Bath with shower over, WC, wash hand basin and vanity, double glazed obscure window to side elevation, radiator, storage cupboard, spotlights.

## Shower Room

WC, wash hand basin, walk in shower, spotlights and heated towel rail.

## Rear Garden

Patio, fencing, lawn, mature trees and shrubs, one and a quarter acre and gated paddock.





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Property Ref: HER315421 - 0003

**Tenure:** Freehold

**EPC Rating:** E

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