



7 The Vineyards, Winforton, Herefordshire, HR3 6EA
Price £435,000

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Winforton, Herefordshire

Situated within a quiet cul-de-sac in the charming village of Winforton, this delightful detached house offers far reaching views over open rural countryside. Boasting immaculately presented four double bedrooms, one with en-suite, two inviting reception rooms that provide ample space for relaxation and entertaining along with a kitchen/breakfast room, utility room and downstairs WC. The design and layout of the house promote a sense of openness and light, making it a welcoming and comfortable space. Outside, you will find a detached garage with parking for several vehicles and at the rear are well tended mature gardens opening onto open fields and include a summerhouse and shed.

Don't miss the chance to make this lovely house your new home call 01432 266007 to arrange your viewing

- Detached family home
- Four double bedrooms
- Immaculately presented throughout
- Two reception rooms + Kitchen/Diner
- Utility room, downstairs WC, & En-suite
- Landscaped gardens to the rear
- Far reaching open rural views
- Detached garage, Shed + Summerhouse
- Quiet village cul-de-sac location
- Viewing highly recommended

Material Information

Price £435,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: E
EPC: (0)
For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

Introduction

Available for sale for the first time since being built in 2003, the spacious accommodation benefits from oil fired central heating and double glazing and comprises of; entrance porch, hallway, downstairs WC, dining room, L shaped kitchen breakfast room, utility room, large living room, galleried landing, four double bedrooms, master with en-suite and family bathroom. The useful front porch gives access via the main door into the hallway that features wooden flooring, under stairs storage area, window to the side and doors off to all rooms including the downstairs WC. The kitchen breakfast room is L shaped with wall, base and drawer units under a worktop, Rangemaster range with LPG hob and extractor over, 1 1/2 bowl stainless steel sink, integrated dishwasher and window to the front, space for table and chairs, door to fitted pantry with shelving and door to the utility room with Worcester boiler, plumbing for washing machine and a stable door to outside. The separate dining room has window to the rear aspect. From the hallway double doors open into the large living room that has a substantial fireplace of herringbone patterned brick, wood burning stove and heavy wooden mantle over, patio doors lead out into the rear garden. Stairs rise from the hall with a half landing and window to the rear and up to the main galleried landing with doors off to all rooms. Bedroom one is a large L shape room with windows to the rear and side and a door to the en-suite which has a shower cubicle, WC and pedestal wash basin. Bedroom two has a window to the rear with far reaching views. Bedrooms three and four are also double rooms.

Gardens & Parking

The property is approached from the road via a gravel driveway providing parking for up to 4 cars and which leads to the detached GARAGE which has power, lighting, fitted shelving, rear pedestrian door and metal up and over door. The front garden is enclosed by a beech hedge to provide privacy and leads around to the side of the property where there is a useful covered rear porch with door to the utility room and storage for both the oil tank and LPG cylinders. From the driveway a gate leads to the rear garden with pedestrian access to the garage, wood store, wooden shed with power, summerhouse with power, light and double doors onto a veranda overlooking the lawn. The lawn features borders around, fruit trees including apple, plum and pear, a beautiful climbing rose covers the rear of the house and the garden is enclosed by hedge at the rear with open fields beyond.

Location

Winforton is a civil parish in west Herefordshire, England, and is approximately 14 miles (20 km) west-northwest from the city of Hereford. The nearest towns are the market towns of Hay-on-Wye 5 miles (8 km) to the south-west, and Kington 6 miles (10 km) to the north. Village amenities include The Sun Inn pub and church with more amenities including schools and pubs in the nearby village of Eardisley approx 2 miles away.

Services

Mains electric and water are connected to the property with oil fired central heating and LPG for the range hob. Private drainage via shared Biodisc treatment plant with a charge of £20 per month. Herefordshire Council Tax Band- E Tenure Freehold

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 2 Mbps 0.4 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear, Openreach

Indoor mobile coverage

Provider Voice Data
EE None None
Three Likely Likely
O2 Limited None
Vodafone Limited Limited

Outdoor mobile coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Money Laundering Regulations

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Directions

Leave Hereford on the A438 Brecon Road, after approx 13 miles turn left to remain on the A438 and after another mile you will reach the village of Winforton. Turn left signposted The Vineyards and immediately right where the property can be found on the left hand side.



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