



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Set amidst beautiful rolling countryside with views to wooded hills, joining a by-road about 1 mile from the village of Alfrick and 8 Worcester.

A Spacious Three-Bedroom House, the Ideal Subject for Extension Subject to Planning, being Set in Large Mature Gardens, Parking Area, Stables and Paddock – In All Nearly Three-Quarters of An Acre.

**WAYSIDE  
HOPTON LANE  
ALFRICK  
WR6 5HP**



Porch, Hall, Study, 23' Lounge/Dining Room, Kitchen, Conservatory, Landing, Three Bedrooms, Bathroom – uPVC Double Glazed Windows and Oil Fired Central Heating. EPC – D

**Offers in the region of £450,000**

**NEW PRICE**

## Wayside, Hopton Lane, ALFRICK WR6 5HP

### WAYSIDE, HOPTON LANE, ALFRICK



is set amidst the beautiful rolling countryside of west Worcestershire and has lovely all round views to the distant wooded hills. It is set well back from the by-road about a mile from the village of Alfrick, approx. 5 miles Malvern, 8 Worcester and 9 Bromyard.

The spacious semi-detached house, which has uPVC double glazed windows and oil fired central heating to radiators, is the ideal subject for extension subject to planning. It is fronted by a large gravelled parking/turning area and to the rear there is a large private garden which is attractively laid out with shaped lawn and borders of numerous flowering and ornamental shrubs.

To the south of the house and garden there is a stable block of three loose boxes and fodder store leading on to a level paddock.

In all about three-quarters of an acre.

The accommodation, with approx. measurements, comprises:-

**CANTILEVER PORCH** with light to front door and

**HALL** with radiator, double mirrored sliding doors to large cupboard with rail and shelf over, low door to cupboard under stairs.

**INNER HALL/STUDY** (10'2" x 5'11") Radiator, window to front and door to

**LOUNGE/DINING ROOM** (22'10" x 11'0")



Full width reconstituted stone fireplace with inset, shelves on three levels and stone hearth to open fireplace.



Radiator, cornice, two ceiling roses, full height built-in cupboard of shelves, window and sliding patio door to rear garden with lovely view.

### **KITCHEN (10'6" x 8'2")**



Range of base and wall units of cupboards and drawers with cream fronts, spaces for electric cooker with pull out hood and extractor over, tumble drier, washing machine, fridge and fridge freezer, work surface with tiled splashback and inset stainless steel sink and swan neck mixer tap. Tiled floor, radiator, window to front, stable door with glazed upper to

**CONSERVATORY** of timber frame, Perplex roof, tiled floor, windows and door to garden.

Stairs from the hall to

**LANDING** Access by a pull down aluminium ladder to part boarded and insulated loft space, window to front with views over fields.

**AIRING CUPBOARD** Lagged hot water cylinder, immersion heater and shelving.

### **BEDROOM 1 (11'0" x 9'11")**

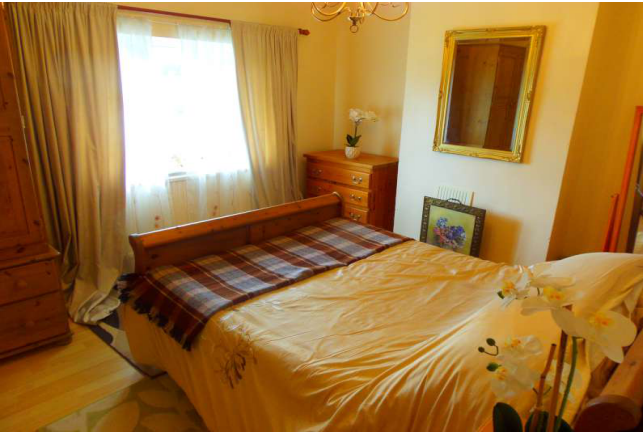


Radiator, two built-in wardrobes of hanging rails and shelves,



window to rear with superb views over open fields to wooded hills.

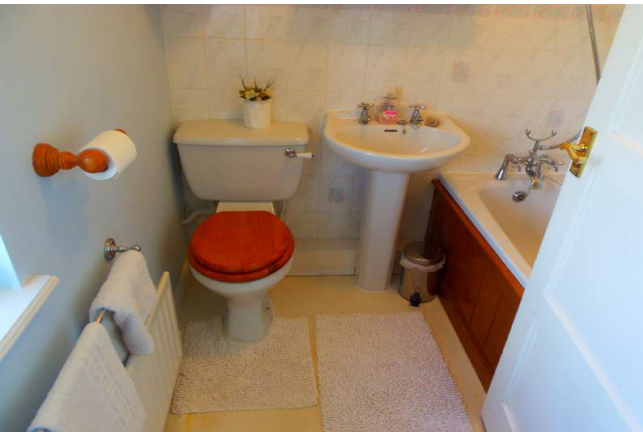
**BEDROOM 2** (11'11" x 9'11" plus entrance)



Radiator, laminate floor, double doors to built-in wardrobe of hanging rail and shelf, window to rear with superb views over open fields to wooded hills.

**BEDROOM 3** (8'11" x 7'2") Radiator, window to front with view to open fields.

**BATHROOM**



White suite of panelled bath with mixer shower taps, rail and curtain over, hand basin and WC. Vinyl floor, radiator, tiling to three walls.

Glazed door to

**BOILER ROOM** with oil fired boiler.

**OUTSIDE**

Double gates from the by-road to a large chipping

## CAR PARKING AND TURNING AREA



Borders of shrubs and trees, concrete drive and path with GI store shed and oil tank to

## LARGE ATTRACTIVE MATURE REAR GARDEN



This is beautifully laid out with a southerly aspect, bounded by lap fencing in concrete sleepers and trimmed fir hedge for privacy and backed by an open field. Full width concrete path and patio, large shaped lawn with borders of numerous shrubs and trees.

A chipping drive from the parking area to metal gate and

## STABLE AREA



of wooden frame with block and GI walls, light and power points. Comprising:- Part open fronted **FODDER STORE** with concrete floor, arch gate to rear, **THREE LOOSE BOXES** with block divisions, concrete floors and connecting gates. Concrete apron and lean-to. Chipping and grass area on two sides with gate to

## LEVEL PADDOCK



down to grass with a metal gate to the parking area.

**SERVICES** Mains electricity and water. Private drainage.

**COUNCIL TAX BAND - C**

## DIRECTIONS

Turn off the A44 Bromyard to Worcester road at Knightwick signed Suckley. Take the first left and follow this road to Alfrick village. About three-quarters of a mile past village turn right into Hopton Lane and the property is on the right.

From Worcester take the A4103 Hereford road, at Bransford island turn right and follow through Leigh towards Alfrick.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



These plans are for identification and reference only.  
Plan produced using PlanIt.  
Wayside, Hopton Lane, Alfrick, Worcester

**Ref.** BB003319

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.