

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED FOUR BEDROOMED DETACHED BUNGALOW SITUATED IN A DESIRABLE RURAL LOCATION WITH A GOOD SIZED GARDEN AND ENJOYING LOVELY RURAL VIEWS. OFF-ROAD PARKING.**

**EPC D.**

## Harpersfield - Guide Price £550,000

Kings Caple, Hereford, Herefordshire, HR1 4UQ



# Harpersfield

## Location & Description

Harpersfield is situated in the picturesque rural hamlet of Fawley, close to the village of Kings Caple. Where there is a Primary School and Church. A little distance further is the village of Hoarwithy which has a fabulous Riverside Inn. A more comprehensive range of amenities can be found approximately 7 miles to the south in the market town of Ross on Wye or 10 miles to the north in the Cathedral City of Hereford.

Ledbury is approximately 12 miles distant, both with mainline railway stations providing direct links to Birmingham and London. Transport connections are well served with access to the M50 (Jct 4).

## Property Description

Harpersfield occupies a delightful (roughly half an acre) elevated position which offers fine views across open farmland to May Hill at the front and open fields at the rear of the large garden.

The property offers good sized and well presented accommodation with four bedrooms, bath and shower rooms, large living room with fine views and an open plan kitchen diner to the back.

To the side of the property there is extensive parking and a driveway with a path that leads to a covered storm porch which provides access to:

## ACCOMMODATION

### Entrance Hall

Carpet, two radiators, two pendant light fittings, UPVC front door, airing cupboard with radiator, two further storage cupboards, loft access point (partially boarded).

### Living Room 5.89m (19ft) x 5.16m (16ft 8in)

Carpet, dual aspect windows one with a bay, lovely countryside views, two pendant light fittings, two wall lights, open fire place, radiator, doors to:

### Dining Kitchen 6.76m (21ft 10in) x 3.46m (11ft 2in)

Wooden floor, two double glazed windows to side and rear, sliding patio door to garden, radiator, pendant light fitting, ceiling light fitting, handmade base and eye level units with work surface over and stainless steel sink. Space for a dishwasher, range cooker and further white goods. Door to entrance hall and door to:

### Utility Room 2.84m (9ft 2in) x 1.78m (5ft 9in)

Tile effect flooring, pendant light fitting, double glazed window and door to garden, space for white goods, stainless steel sink, floor mounted oil boiler and door to:

### WC

Obscured double glazed window, pendant light fitting, WC, wash hand basin, radiator.

### Bedroom 1 5.35m (17ft 3in) x 3.56m (11ft 6in)

Currently used as a music room. Carpet, dual aspect double glazed window with views, radiator, ceiling light fitting, built in wardrobes.





**Bedroom 2 4.37m (14ft 1in) x 2.22m (7ft 2in)**

Carpet, double glazed window to side, built in wardrobe and radiator.

**Bedroom 3 4.37m (14ft 1in) x 2.25m (7ft 3in)**

Wood effect flooring, double glazed window to side and radiator.

**Bedroom 4 3.51m (11ft 4in) x 2.40m (7ft 9in)**

Carpet, double glazed window to rear, radiator and pendant light fitting.

**Bathroom**

Tile effect flooring, obscured double glazed window, radiator, pendant light fitting, low level WC, wash hand basin, corner bath.

**Shower Room**

Tile effect flooring, obscured double glazed window, radiator, tiled walls, low level WC, wash hand basin, shower cubical with mains powered showered and pendant light fitting.

**Outside**

To the front of the property there is an area of lawn and patio to enjoy the far reaching countryside views.

The side of the property there is the parking area with space for 3 or 4 cars. There is gated access to the rear garden and attractive beds and borders.

To the rear of the property there is a large area of lawn with vegetable patch and a greenhouse with power and water supply. There are also two sheds:

Shed 1 - 17ft 7 x 9ft 10 with light and power and includes the pump to the pump for the private drainage system .

Shed 2 11ft 7 x 7ft 10 with power.

Within the rear garden there is the oil tank, access to the private drainage system and a water supply for the vegetable patch.

Outside Water Tap at top of garden near compost area.



## Directions

What three words **sprains.slouched.tasks**



## Services

We have been advised that mains water and electricity are connected to the property. Heating is oil fired. Drainage is to a private system situated on the neighbours landed with a right of way for access. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## Council Tax

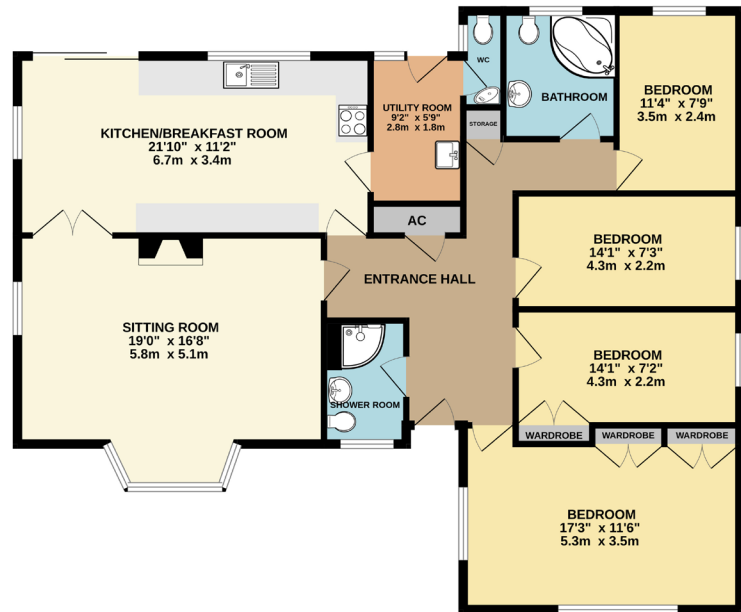
COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (61).

GROUND FLOOR  
1307 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA: 1307 sq.ft. (121.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metapix CS2023

**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981

**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk