

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**An Attractive Modern Detached Bungalow Occupying A Delightful Rural Location In The Hamlet Of Ullingswick Offering Recently Refurbished Accommodation Comprising Living Room, Dining Kitchen, Utility/Boot Room, Three Double Bedrooms, Family Bathroom And Benefitting From Generous Parking, Detached Garage, Additional Outbuilding And Grounds Extending To Approximately One And A Half Acres. EPC F.**

## Hope End - Guide Price £585,000

Ullingswick, Hereford, Herefordshire, HR1 3JF

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# Hope End

## Location & Description

Ullingswick is a small rural community approximately 7 miles from both the city of Hereford and from the town of Bromyard, where there are excellent amenities including a secondary school. There is a local post office/store and primary school at nearby Burley Gate.

## Property Description

Hope End is an attractive detached bungalow occupying a desirable rural location affording fine views across surrounding open countryside. The property has been much improved by the current vendors, offering contemporary accommodation with modern fixtures and fittings throughout including a new central heating system with Nest controls, all new wiring to include LED downlighters, refitted kitchen, new bathroom and redecorated throughout. The layout has been reconfigured to create an open plan dining kitchen, which serves as a hub for everyday living.

Benefitting from double glazing throughout, the accommodation comprises an entrance porch, entrance hall, living room with an attractive bay window, dining kitchen with integrated appliances, utility/boot room, three double bedrooms and a family bathroom. There is a large boarded attic space with good head height, which offers potential for future conversion, subject to the necessary consents.

The property is approached by a gated driveway with a generous area of parking for several vehicles, including space for a motorhome, trailer or other larger vehicles. There is a detached GARAGE and a further useful LARGE BARN. The garden is mainly laid to lawn with an adjoining PADDOCK, in all approaching approximately ONE AND A HALF ACRES.

The accommodation with approximate dimensions is as follows:

### Entrance Porch

Sliding entrance door. Opaque glazed door with matching side panels to

### Entrance Hall

Recessed spotlights. Radiator. Access to large boarded attic space with pull down ladder and light. The attic houses the central heating boiler and a separate pressurised water cylinder. The attic offers potential for future conversion (subject to the necessary consents).

Doors to

### Sitting Room 6.35m (20ft 6in) x 4.44m (14ft 4in) into bay

Front facing bay window and further side facing window. Recessed spotlights. Two radiators. Fireplace with electric coal flame effect fire.

### Dining Kitchen 8.26m (26ft 8in) x 3.69m (11ft 11in)

Refitted kitchen comprising a range of floor and wall mounted units with solid wood work surface over, matching upstands and inset one and a half ceramic sink. There are integrated appliances including a FRIDGE, DISHWASHER, MICROWAVE, OVEN and 4-ring HOB with stainless steel cooker hood over. Space for large fridge freezer.

Rear and side facing windows. Recessed spotlights. Radiator. Flagstone floor. Door to





#### **Utility/Boot Room 3.77m (12ft 2in) x 1.60m (5ft 2in)**

Rear facing window. Ceiling light. Space and plumbing for washing machine and tumble dryer. Stainless steel sink drainer unit with work surface on either side. Low level WC. Door to outside.

#### **Bedroom 1 4.21m (13ft 7in) x 3.77m (12ft 2in)**

Front facing window. Recessed spotlights. Radiator.

#### **Bedroom 2 3.69m (11ft 11in) x 3.20m (10ft 4in)**

Rear facing window. Recessed spotlights. Radiator.

#### **Bedroom 3 3.69m (11ft 11in) x 2.40m (7ft 9in)**

Front facing window. Recessed spotlights. Radiator.

#### **Family Bathroom**

Brand new suite comprising freestanding clawfoot bath, walk in shower enclosure with tiled surrounds, pedestal wash hand basin, low level WC. Opaque glazed window, recessed spotlights, traditional radiator with towel rail, part panelled walls, airing cupboard with radiator and slatted shelving.

#### **Outside**

Hope End is approached by a gated entrance leading to a gravelled driveway providing a generous area of parking for several vehicles, including space for a camper van, motorhome, trailer or any larger vehicles. There is access to a DETACHED GARAGE (22'7" x 9'8") with power connected. There is an additional DETACHED BARN (30'1" x 14'3") which offers further potential for future conversion into ancillary accommodation, subject to the necessary consents.

#### **Grounds**

The garden belonging to Hope End is mainly laid to lawn with a paved seating area to the rear. There is a useful GREENHOUSE, two outside water taps and outside power sockets. Adjoining the garden there is an area of Paddock, which has a separate vehicular access, and would be ideal for those with a pony or a small flock of sheep.

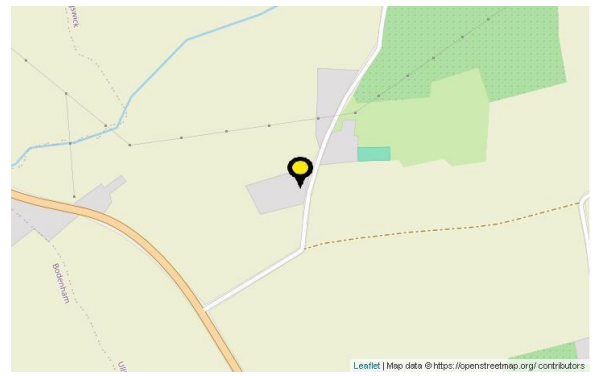




## Directions

From the Agent's Ledbury Office proceed out of the town on the A438 in the direction of Hereford. At the Trumpet Inn turn right at the traffic lights onto the A417 toward Leominster. At Newton Crossroads proceed straight over continuing towards Leominster. On reaching the Burley Gate roundabout, proceed straight over and after some distance turn right signposted to Lower Hope. Follow the lane and the property is the first one on the left hand side.

What3Words: forge.pinging.confident



## Services

We have been advised that mains water and electricity are connected to the property. Heating is LPG. Drainage is to a private system. Broadband is connected. 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).

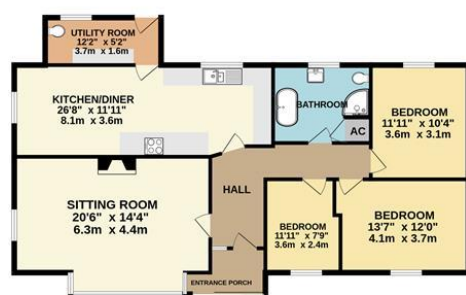
## Council Tax

COUNCIL TAX BAND "E"

## EPC

The EPC rating for this property is F (33).

GROUND FLOOR  
1787 sq.ft. (166.0 sq.m.) approx.



TOTAL FLOOR AREA: 1787 sq.ft. (166.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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### 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

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