

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN ATTRACTIVE DETACHED DOUBLE FRONTED PERIOD PROPERTY SITUATED IN AN IDYLIC RURAL POSITION SURROUNDED BY OPEN COUNTRYSIDE OFFERING EXTENDED THREE BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, CONSERVATORY, KITCHEN, UTILITY ROOM, TWO SHOWER/BATHROOMS, GENEROUS DRIVEWAY PARKING, DETACHED DOUBLE GARAGE WITH ROOM ABOVE AND A SECLUDED GARDEN. NO ONWARD CHAIN. EPC E.

Hopton Villa - Guide Price £625,000

Hopton Lane, Stoke Lacy, Herefordshire, HR7 4HX

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Hopton Villa

Location & Description

Hopton Villa is situated in idyllic rural position on the outskirts of the favoured village of Stoke Lacy, which has local amenities including a parish church, village hall and public house. The popular market town of Bromyard is approximately 4 miles distant and offers a comprehensive range of services including a range of shops, supermarket, theatre and leisure complex. The Cathedral City of Hereford is approximately 11 miles distant and offers further amenities including a mainline train station with links to Birmingham, London Paddington and Cardiff.

Property Description

Built in 1905, Hopton Villa is an attractive red brick detached double fronted Edwardian home affording fantastic far reaching views across the surrounding open countryside. Hopton Villa has been a much loved family home for over 30 years and offers well presented accommodation, benefitting from oil fired central heating and double glazing throughout.

The property has been exceptionally well maintained, with extensions added to both ground and first floor level to create a substantial family home. The accommodation is arranged on the ground floor with an entrance hall, sitting room, dining room, conservatory, snug, kitchen, utility room and shower room. On the first floor a landing leads to the master bedroom with a walk in wardrobe, two further double bedrooms and a spacious family bathroom.

Hopton Villa is approached by a gravelled driveway leading to a generous area of parking with turning area. There is a **DETACHED DOUBLE GARAGE** with a room above, which would be ideal as a home office, gym or hobby room. The property enjoys a delightful wrap around garden, which is incredibly private.

Offered for sale with no onward chain, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Entrance door. Ceiling light. Original Milton tiled floor. Stairs to first floor. Doors to

Sitting Room

Front facing bay window enjoying fine views across the surrounding open countryside. Ceiling light. Feature fireplace with ornate surround and tiled hearth. Radiator. Open to

Dining Room

Rear and side facing windows overlooking the garden. Ceiling light. Radiator. French doors to

Conservatory

Enjoying a wonderful outlook across the garden and open countryside beyond. Fan ceiling light. Radiator. Tiled floor. French doors to garden.





Kitchen

Fitted with a range of wall and floor mounted units with work surface over, inset stainless steel sink drainer unit and tiled surrounds. Space for cooker. Space for fridge freezer.

Side facing window. Two strip lights. Floor mounted oil fired boiler. Tiled floor. Door to

Utility Room

Space and plumbing for washing machine and tumble dryer. Work surface. Ceiling light. Tiled floor. Door to outside. Door to

Shower Room

Suite comprising shower enclosure with electric shower and tiled surrounds. Pedestal wash hand basin. Low level WC. Side facing opaque glazed window. Recessed spotlights. Extractor fan. Chrome ladder style towel rail.

Snug

Front facing bay window enjoying wonderful far reaching views across the surrounding open countryside. Ceiling light. Feature fireplace with ornate surround and tiled hearth. Radiator. Understairs storage cupboard.

First Floor Landing

Velux roof light. Two ceiling lights. Airing cupboard housing hot water cylinder and slatted shelving. Doors to

Bedroom 1

Large front facing window enjoying fantastic far reaching views across the surrounding open countryside. Ceiling light. Walk in wardrobe. Ornate fireplace. Radiator.

Bedroom 2

Large front facing window enjoying fantastic far viewing views across the surrounding open countryside. Ceiling light. Ornate fireplace. Radiator.

Bedroom 3

Enjoying a dual aspect overlooking the garden. Two ceiling lights. Large built in wardrobe with hanging rail and shelving. Radiator.

Family Bathroom

Suite comprising panel bath with hand held shower attachment, tiled surrounds and shower screen. Pedestal wash hand basin. Bidet. Low level WC. Rear facing opaque glazed window. Recessed spotlights. Radiator.

Outside

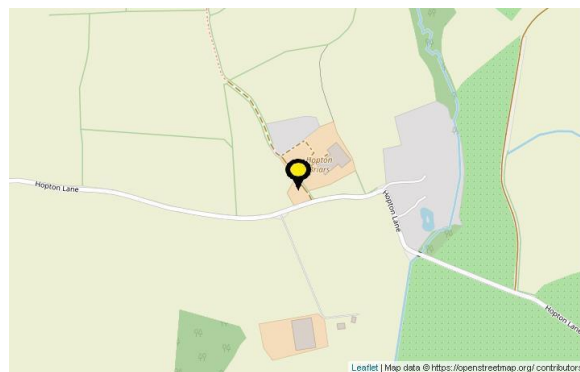
Hopton Villa is approached by a gravelled driveway proving a generous area of parking with turning area. There is a **DETACHED DOUBLE GARAGE** with electronic roller door, power and light connected. An internal staircase leads to a **STORAGE ROOM** above with Velux roof lights. It would be ideal as a home office, hobby room or gym.

The garden wraps around the property to three sides and is mainly laid to lawn with privacy hedging and attractive shrub and plant borders. There is a paved patio area and pathway, which continues around the property.



Directions

What3Words: umpires.wobbling.vineyard



Services We have been advised that mains electricity and water are connected to the property. Heating is oil fired. Drainage is to a water treatment plant. 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.

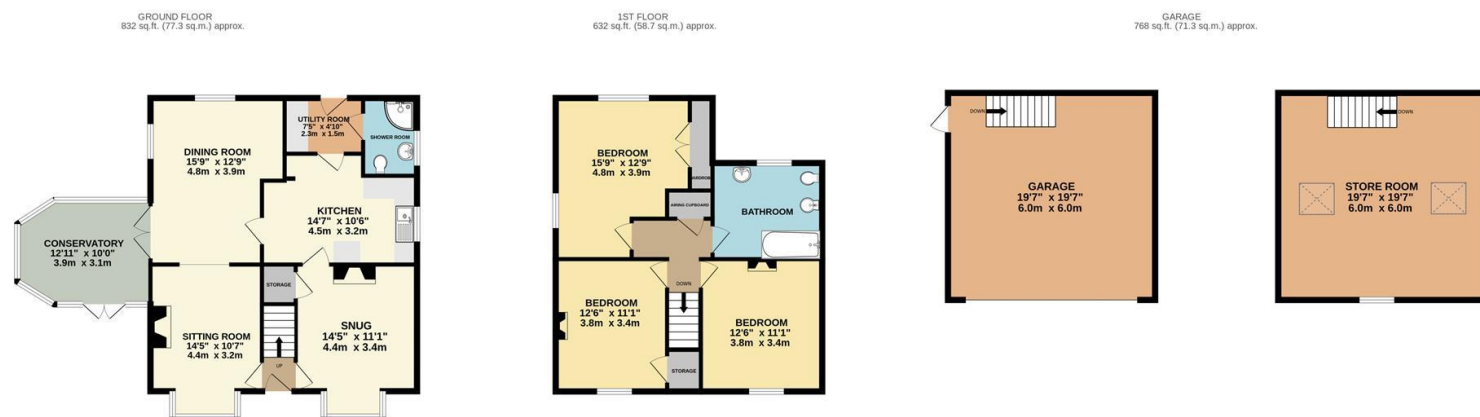
General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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" 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 E (45).



TOTAL FLOOR AREA : 2231 sq.ft. (207.3 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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Ledbury Office
01531 634648

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

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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.
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