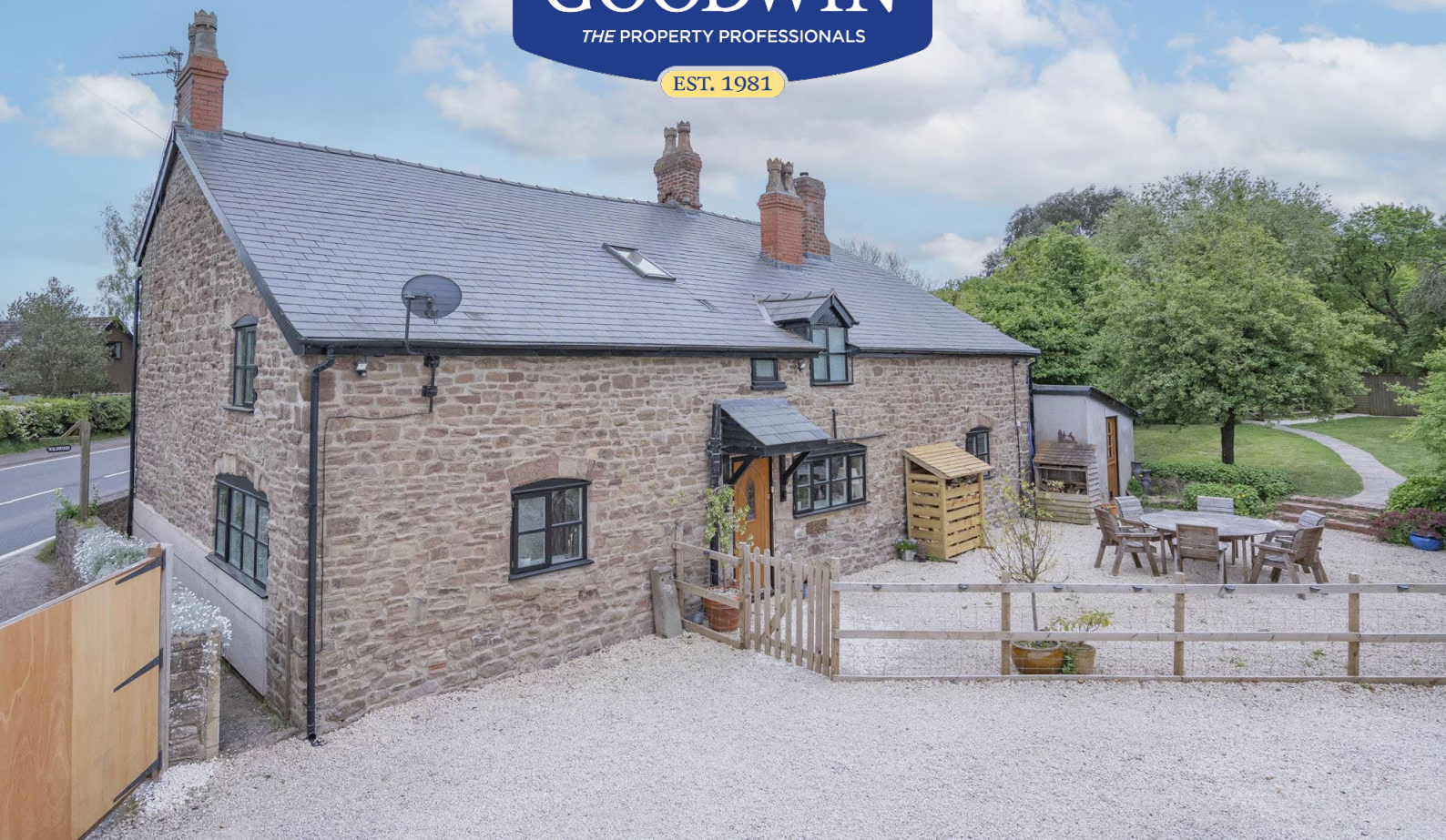


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED PERIOD PROPERTY, WILDWOOD DATES BACK TO THE 1700S AND BLENDS CHARACTER CHARM WITH MODERN CONVENIENCES. SET AMIDST STUNNING COUNTRYSIDE WITH FAR-REACHING VIEWS, THIS SPACIOUS FIVE BEDROOM HOME OFFERS FLEXIBLE ACCOMMODATION, EXPOSED BEAMS THROUGHOUT, AND GENEROUS PLOT OF 1.25 ACRES INCLUDING AN ORCHARD, VEG PATCH, AND AMPLE PARKING. EPC D**

## Wildwood - £595,000 Guide Price

Harewood End, Hereford, Herefordshire, HR2 8JT

5 2 2





# Wildwood

## Location & Description

Harewood End is a picturesque hamlet in southern Herefordshire, nestled along the A49 between Hereford (7 miles north) and Ross-on-Wye (4 miles south). Surrounded by rolling countryside in the Wye Valley Area of Outstanding Natural Beauty, it offers a peaceful rural setting. At its heart is The Harewood End Inn, a welcoming family-run pub and B&B. The hamlet benefits from excellent road links via the A49, with regular bus services to Hereford and Gloucester operated by Stagecoach West. The nearest railway station is in Hereford, on the Welsh Marches Line, offering wider regional connectivity.

## Property Description

Situated in the heart of the historic village of Harewood End, Wildwood is a charming five-bedroom, semi-detached period home that dates back to the 1700s as former coach house and is one of the oldest buildings in the village. Rich in original features, the property effortlessly blends heritage character with modern comforts.

Offering two reception rooms, two bathrooms, and a spacious open-plan kitchen/dining/family area, this beautifully presented home features exposed beams, stone walls, and striking fireplaces throughout.

To the rear, a modified driveway provides ample off-road parking for three or more vehicles, offering easy access to the rear entrance of the property. Set against a backdrop of sweeping Herefordshire countryside, the generous outdoor space includes a garden with seating area, an orchard with mature pear and apple trees, a vegetable patch, greenhouse, and multiple outbuildings-making Wildwood a truly unique opportunity in a sought-after rural location.

## Entrance Hall

Entered via a glazed wooden door, the welcoming hall features stone tiled flooring, exposed stonework, a radiator, ceiling pendant and spotlights, and stairs rising to the first floor. Doors leading to various rooms and to the rear garden.

## Lounge 4.34m (14ft) x 4.31m (13ft 11in)

With a front-facing double-glazed window, this cosy yet spacious lounge boasts a log burner set in a feature fireplace, exposed beams, dual light fittings (pendant and spotlights), carpet flooring, and a radiator.

## Dining Room 4.93m (15ft 11in) x 2.79m (9ft)

A dual-aspect room with windows to the side and rear elevations, spotlights, and a double-panel radiator – ideal for formal dining or entertaining.

## Kitchen/Dining/Family Room 8.57m (27ft 8in) x 7.62m (24ft 7in)

The heart of the home. This generous space includes stone-tiled flooring, exposed beams, windows to the front and rear, a feature fireplace, and a carpeted seating area. The kitchen features a range of base units, solid oak worktops, a Belfast sink, tiled splashback. Three radiators and a combination of pendant and spotlights complete the space.







#### Utility Room 2.76m (8ft 11in) x 2.68m (8ft 8in)

A practical space with countertop and plumbing for white goods, pantry storage, skylight, eye-level units, and recently fitted wood-effect vinyl flooring. Access to the garden is via a glazed stable door, and there's a door to the downstairs shower room.

#### Shower Room

Comprising a shower cubicle, WC, and wash hand basin with storage under. Finished with wood-effect vinyl flooring, tiled splashback, skylight, extractor fan, towel rail, and ceiling spotlights.

#### Landing

Carpeted throughout, with skylight, radiator, exposed beams, and pendant light fittings. Access to all bedrooms, bathroom, airing cupboard.

#### Master Bedroom 4.47m (14ft 5in) x 3.64m (11ft 9in)

A spacious double bedroom with front-facing window, exposed beams, ceiling spotlights, carpet (fitted 5 years ago), and a radiator.

#### Bedroom Two 4.65m (15ft) x 3.25m (10ft 6in)

Front-facing double bedroom with pendant light fitting, radiator, and exposed beams.

#### Bedroom Three 4.44m (14ft 4in) x 3.33m (10ft 9in)

A charming room with side-facing window, exposed beams, radiator, pendant lighting, and feature fireplace.

#### Bedroom Four 4.93m (15ft 11in) x 2.76m (8ft 11in)

Side-facing window, exposed beams, lighting, and radiator.

#### Bedroom Five 3.35m (10ft 10in) x 2.84m (9ft 2in)

With a front-facing window, exposed beams, wood flooring, fitted storage, and ceiling spotlights.

#### Family Bathroom

Stylishly finished with tiled flooring and splashbacks, underfloor heating, bath with mixer tap, electric shower in cubicle, WC, wash hand basin with under-storage, extractor fan, towel rail, and a rear-facing window.

#### Outside

Front – Accessed directly from the main road, with gated entry opening onto a secure loose chippings area, bordered by attractive planters to both sides. Pathway leads along the side of the property to the rear garden.

Rear – The garden is split into two distinct areas, both enjoying stunning views over the Herefordshire countryside and surrounding farmland. The first area leads from a large gravelled courtyard to a generous lawn with paved path running through, offering ample room for relaxation or leisure activities. The path leads to a large wooden shed/workshop and through a gate into the orchard. This second sizeable part of the garden boasts mature apple, plum and pear trees, vegetable patch with greenhouse, open storage shed and original stone barn with light and power. Gated rear access from the main road provides off-road parking for three or more vehicles.

## Directions

To travel from Ross-on-Wye to Wildwood in Harewood End, Hereford (HR2 8TH), the journey is simple and scenic, covering approximately 7.5 miles and taking around 15 minutes by car. From the town centre, head southeast on the A49 towards Hereford, passing through Peterstow along the way. Continue along the A49 until you reach Harewood End, proceed 400M where Wildwood is located on the left. The drive offers picturesque views of the Herefordshire countryside, with its rolling hills and greenery providing a pleasant backdrop.



## Services

We have been advised that mains water and electric are connected to the property. Oil fired boiler. Private drainage. 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 Ross On Wye Office, Tel: 01989 768 320

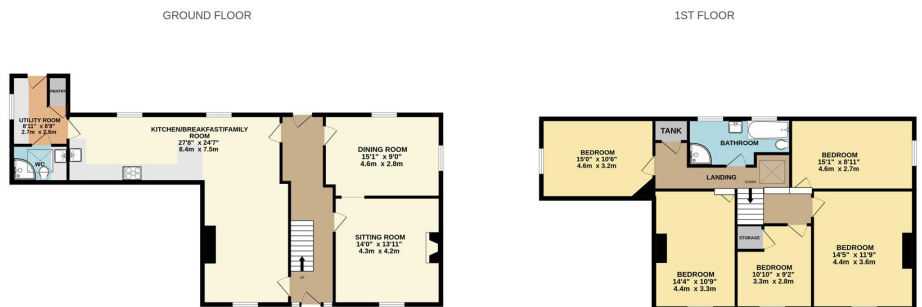
## Council Tax

COUNCIL TAX BAND "D"

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 (57)



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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**Ross-on-wye Office**

**30 Gloucester Road, HR9 5LE**  
**01989 768320**

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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.

