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## Bramble Lodge, Kilpeck, Herefordshire, HR2 9DN

*'Situated in a sought after village location to the south west of Hereford, a well presented four bedroom detached family home with driveway, garage, summer house, oil central heating and double glazing'*

**NEW INSTRUCTION**

**£675,000 (Freehold)**

Residential Sales and Lettings

# Bramble Lodge, Kilpeck, Herefordshire, HR2 9DN

## LOCATION

The subject property is located in the village of Kilpeck, backing onto The Castle grounds and close to the villages Norman Church. Also within the village is a community hall and public house located in delightful rural countryside. A short walk away is a castle ruin from which a view can be enjoyed across The Welsh Hills in the far distance. Neighbouring villages offer a fuller range of facilities including primary schools and a secondary school. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a four bedroom detached family home with oil central heating, double glazing, garage, summer house, with storage shed, greenhouse and two further storage sheds. The property comprises sitting room, dining/family room, kitchen/dining room, utility, downstairs cloakroom, four bedrooms on the first floor with family shower room and ensuite bathroom to the master bedroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Sitting Room

7.37m (24'2) x 4.83m (15'10)

Front aspect door with three side aspect double glazed windows and one rear aspect double glazed window, feature wood burning stove, television point, wall lights, feature beams, carbon monoxide detector, smoke alarm and door to the:



#### Dining Room/Family Room

7.34m (24'1) x 3.3m (10'10)

With front and rear aspect double glazed windows, two panelled radiators, tiled flooring, feature oak staircase leading to the first floor, feature beams, built-in bookcase and access to the:



#### Kitchen/Dining Room

7.37m (24'2) x 3.94m (12'11)

With front and rear aspect double glazed windows.

#### Kitchen Area

With front aspect double glazed window, Belfast style sink, work surface, base units under, matching wall units, central island, space for dishwasher, space for fridge, space for range cooker with feature beam over, inset spot lights, feature beams, tiled flooring and access to:

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### Dining Area

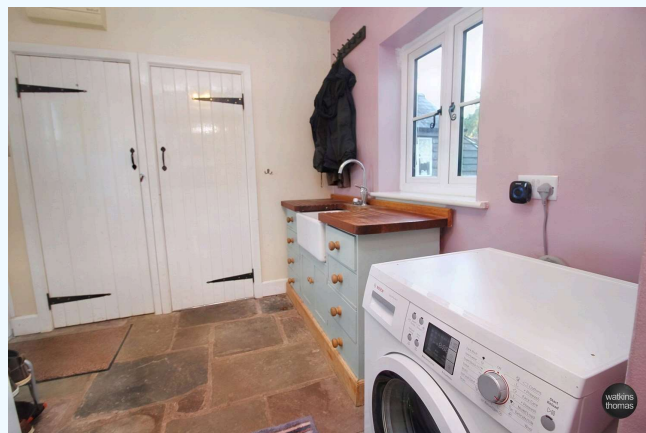
With wooden flooring, side aspect double glazed French doors, four wall lights, feature beams throughout, panelled radiator and door to the:



### Utility Room

2.59m (8'6) x 2.36m (7'9)

With front and rear aspect double glazed windows, Belfast style sink with work surface, base units under, plumbing and space for washing machine, panelled radiator, stone flooring, cupboard housing the oil central heating boiler, double glazed door to the front and door to the:



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## Cloakroom

With side aspect double glazed window, low flush wc, vanity wash hand basin, heated towel rail, partially tiled wall surround, tiled flooring and access hatch to loft space.

## ON THE FIRST FLOOR:

### Landing

With front aspect double glazed window, exposed floor boards, feature beams, wall light, smoke alarm and doors to bedrooms and shower room.

### Bedroom 1

3.84m (12'7") x 4.78m (15'8")

With rear aspect and two side aspect double glazed windows, panelled radiator, smoke alarm, storage cupboard with power point and door to:



### En-Suite Bathroom

With side aspect double glazed window with shutters, panel enclosed bath with electric shower over, low flush wc, vanity wash hand basin, heated towel rail, fully tiled wall surrounds and extractor fan.



### Bedroom 2

3.89m (12'9") x 3.51m (11'6") (maximum)

With front aspect double glazed window, built-in shutters, panelled radiator, access hatch to loft space which is fully boarded in this section, reduced head height to certain sections of the room and smoke alarm.

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## Bedroom 3

3.91m (12'10) (maximum) x 3.07m (10'1)

With rear aspect double glazed window, panelled radiator, feature beams and reduced head height to a section of the room.



## Bedroom 4

3.3m (10'10) x 3.1m (10'2)

With front aspect double glazed window, panelled radiator, smoke alarm and reduced head height to a section of the room.

## Shower Room

2.46m (8'1) x 1.8m (5'11)

With shower cubicle with thermostatically controlled shower, vanity wash hand basin, low flush wc, rear aspect velux window, feature beam, heated towel rail, inset spot lights, extractor fan and fully tiled wall surrounds.



## OUTSIDE:

To the front of the property is a driveway with grass borders either side including four raised vegetable plots enclosed by sleepers. The main garden area to the front is laid to lawn with storage shed. There is also a useful greenhouse and summerhouse having two rear and one side aspect double glazed windows, tiled flooring, power and lighting with veranda and power point to the rear and a storage shed to the front of the summer house.

To the left hand side of the property is the oil tank with further storage shed (16'5 x 7'11) with power and lighting and concrete base. The path continues to the rear of the property where there is a patio seating area and path with access to the raised lawned garden which continues to the rear of the property. The garden borders the castle land which is owned by English Heritage.

## Garage

3.61m (11'10) x 3.56m (11'8)

With side aspect window, power and lighting.

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### SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. The property has oil central heating. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### COUNCIL TAX BAND F

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

Proceed out of Hereford across Greyfriars Bridge taking the right hand lane and continuing along the Belmont Road. Continue to the roundabout and take the second exit onto the A465 Hereford to Abergavenny Road. Continue along this road passing Locks Garage and turn left towards Kilpeck. On reaching the village of Kilpeck turn right signposted Kilpeck Church. Continue past the church with it on your right hand side and the property will be located after a short distance on the right hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

12th January 2024

ID37452

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## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

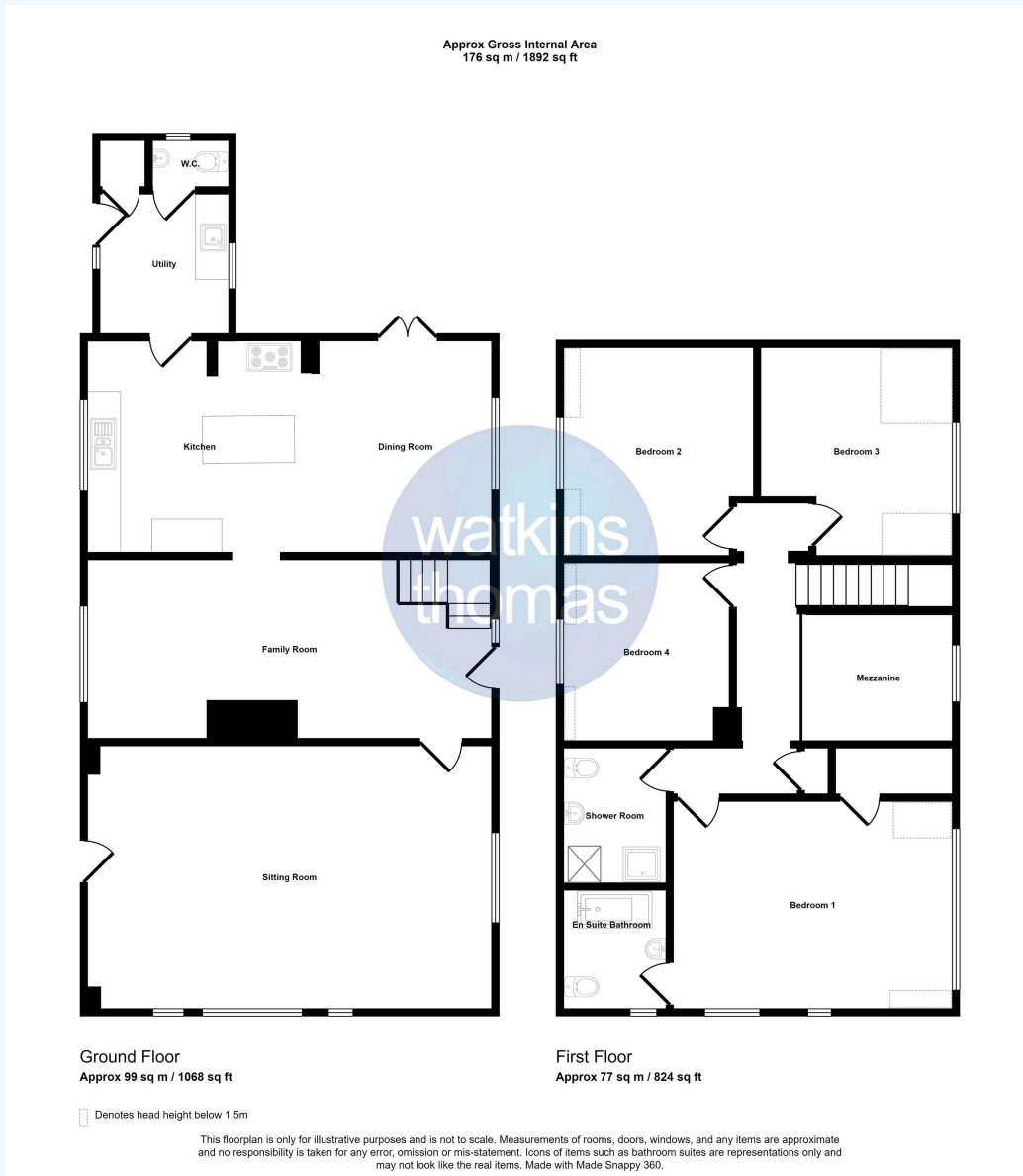
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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