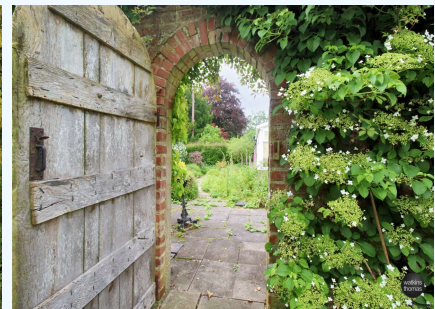




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Chapel House, Bearwood, Leominster, Herefordshire, HR6 9EQ

'Situated in the North Herefordshire Countryside a three bedroom detached property with workshop set in around one acre of land'

NEW INSTRUCTION

£475,000 (Freehold)

Residential Sales and Lettings

Chapel House, Bearwood, Leominster, Herefordshire, HR6 9EQ

LOCATION

The property is located in the hamlet of Bearwood which is set to the North of Hereford and the West of Leominster. Located next to the house is a Chapel and around eight miles away is the market town of Leominster with a range of shopping, leisure and recreational facilities together with educational establishments. A full range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations is available in the City of Hereford which lies just over sixteen miles to the South of the property.

DESCRIPTION

The property has double glazing (where specified), oil central heating and comprises recessed entrance porch, kitchen/dining room, pantry, inner hallway, sitting room, conservatory, downstairs cloakroom, first floor landing with access to three bedrooms and bathroom. The property sits in gardens totalling one acre with storage sheds and workshop and in more detail comprises:

ON THE GROUND FLOOR:

Kitchen/Dining Room

5.74m (18'10") x 2.95m (9'8")

Entrance door leading to the kitchen/dining room with front and side aspect double glazed windows, a range of units comprising 1½ bowl stainless steel sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, integrated fridge, integrated washing machine, space for cooker, oil central heating boiler, coved ceiling, space for dining table, door to the inner hall and access to the recess with thermostat for central heating and door to the pantry having front aspect double glazed window and vinyl flooring.



Inner Hallway/Snug

3.56m (11'8") x 3.2m (10'6") (maximum including stairs)

With stairs to the first floor, panelled radiator, door to the cloakroom, conservatory and sitting room.



Sitting Room

3.58m (11'9") x 3.58m (11'9")

With rear aspect single glazed window, open fire with stone surround and panelled radiator.

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Conservatory

5.31m (17'5) x 1.57m (5'2)

Of upvc construction with tiled flooring, side aspect double glazed door giving access to the garden, two sky lights and rear aspect double glazed window.



Cloakroom

1.5m (4'11) x 1.27m (4'2)

With rear aspect double glazed window, panelled radiator, low flush wc, pedestal wash hand basin with tiled splash backs and vinyl flooring.

ON THE FIRST FLOOR:

Landing

With doors to bedrooms and bathroom.

Bedroom 1

3.58m (11'9) (maximum) x 3.68m (12'1)

With rear aspect double glazed window, panelled radiator and built-in wardrobe.

Bedroom 2

3.38m (11'1) x 2.97m (9'9)

With front aspect double glazed window and panelled radiator.

Bedroom 3

3.3m (10'10) (maximum) x 2.97m (9'9) (maximum)

L-shaped room with front aspect double glazed window, access hatch to loft space and panelled radiator.



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Bathroom

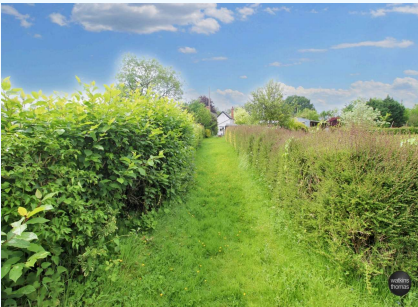
3.71m (12'2) x 2.11m (6'11) (plus recess)

With rear and side aspect double glazed windows, suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, access hatch to loft space, shaver point, panelled radiator and airing cupboard housing the immersion tank.



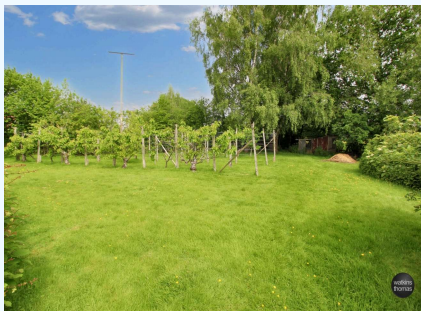
OUTSIDE:

The garden totals around an acre and is approached over a driveway to a parking area with access to the front door. To the side of the front door is a pedestrian access via a gate. To the side of the driveway is a lawn garden with covered storage area and access to a range of fruit trees including Cherry, Apple, Pear and Quince trees along with a Grape Vine. There are also lawned and wildlife areas. WORKSHOP (35'3 x 11'1) with concrete base, power and lighting. THREE FURTHER STORAGE SHEDS. Shed attached to the workshop (11'6 x 11'1) with concrete base, power and lighting. A further TIMBER SHED in two separate areas (13'5 x 12' and 12' x 6'6) with front aspect windows. The garden is enclosed by hedging to provide a degree of privacy.



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COUNCIL TAX BAND D

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.

SERVICES

It is understood that mains electricity and water services are connected to the property. The property has the benefit of an oil fired central heating system. Drainage is to a septic tank. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. 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.

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along the Three Elms Road and on reaching the traffic lights proceed straight over onto the A4110. Follow through the villages of Canon Pyon and Bush Bank and take the left hand turn on the bridge onto the B4457. Continue to the junction and proceed straight over onto the A44. Continue into the village of Pembridge and turn left at The New Inn onto Bearwood Lane. After 0.6 of a mile take the right hand turning and continue for 0.8 of a mile and take the left hand turn where the property is located on the left hand side after approximately 200 metres.

FOR FURTHER INFORMATION

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

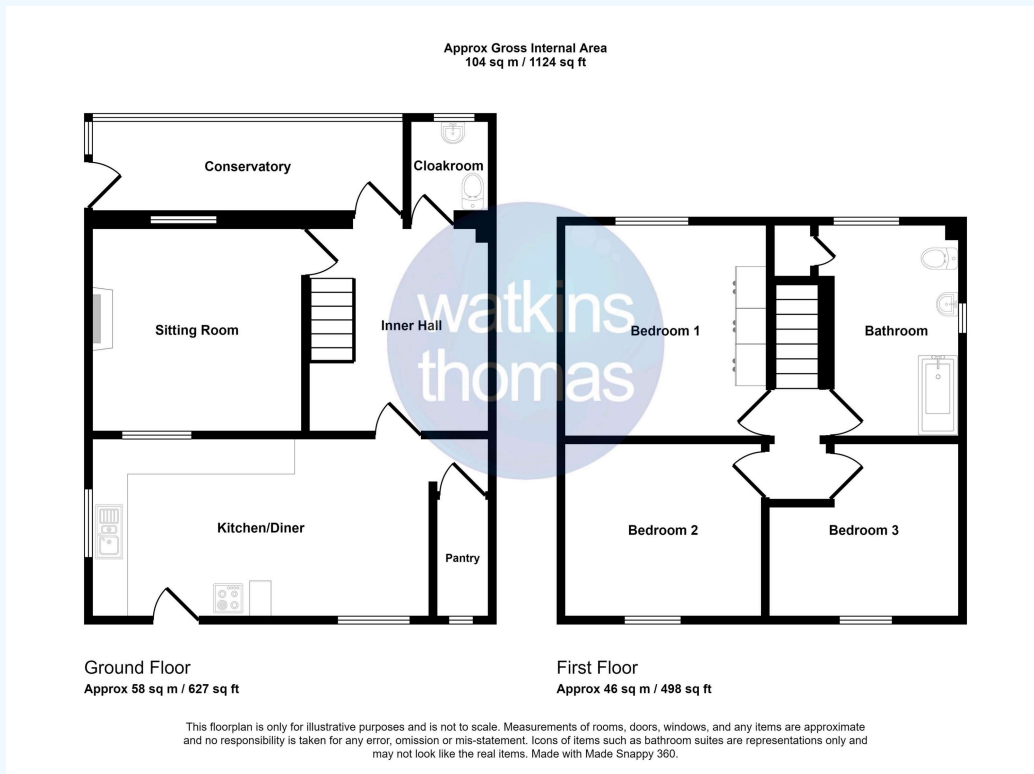
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22nd May 2024

ID36360

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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