



Holly House

Ringfield Drive
Fownhope
Hereford
HR1 4PR



Holly House, Ringfield Drive, Fownhope, Hereford HR1 4PR

Architect designed detached house built in approximately 2000 on an exclusive village location with 3 good sized bedrooms, high quality construction/design, detached garage & manageable garden.

An individually designed property, constructed to a high standard, and quietly located in this exclusive village with 3 good sized bedrooms, excellent living space, a detached garage and a lovely, manageable garden.

This attractive “cottage style” detached property is pleasantly located on an exclusive development of just, 7 properties, in one of the most highly favoured locations in the village of Fownhope which lies between the cathedral city of Hereford (7 miles) and the market town of Ross-on-Wye (9 miles with the M50 motorway link).

Fownhope is a vibrant village with a very active community and has a range of amenities including a shop/post office, butchers, church, doctor’s surgery, 2 public houses, a village hall, an exclusive health and leisure club (Wye Leisure), a sports playing field, primary school (the property is also in the catchment area for Bishops secondary school) and nearby there is lovely woodland and walking along the river Wye. Traditionally constructed to a very high quality with double glazing, gas central heating (underfloor on the ground floor), laminate flooring throughout.

The well designed accommodation benefits from a newly fitted bathroom, a security alarm system which includes both the garage and the garden shed, shutters to the front windows, a small but attractively landscaped garden with parking and a recently constructed detached garage, with electric charging point.

Entrance Hall

With staircase to the first floor.

Downstairs Shower Room

With tiled walls, shower cubicle with mains fitment, wash hand basin, WC, ladder style towel rail/radiator, wall mounted electric heater, extractor fan.

Tripe Aspect Sitting Room

With a coal effect gas fire with marble style inset and hearth and wooden surround, windows with shutter blinds to the front, double doors to the rear patio, down lighters and a panelled glazed door into the

Dining Room

With downlighters, double doors to the patio and a wide archway through to the

Kitchen/Breakfast Room

Fitted with a range of Shaker style base and wall mounted units with work surfaces and tiled splash backs, under unit lighting, 1 ½ bowl sink unit, built in electric oven and 4 ring gas hob with extractor hood, windows to the side and rear and a panelled glazed door to the

Utility Room

With Shaker style storage units, work surfaces, tiled splash backs, porcelain sink, window to the front, plumbing for a washing machine, a cupboard housing the gas fired central heating boiler with underfloor heating manifold, side entrance door with canopy porch.

A staircase with oak balustrading leads from the entrance hall to the

First Floor Landing

With an access hatch to the roof space and dropdown ladder, smoke alarm, Velux window, radiator and an airing cupboard with radiator.

Bedroom 1

With 2 built in double wardrobes, radiator, window and a Velux window.

Bedroom 2

With radiator, window to the front with shutter blinds and Velux window.

Bedroom 3

With built in double wardrobe, radiator, window to the front with shutter blinds.

Bathroom

Refitted with a white suite comprising a bath with mixer tap and shower attachment, wash hand basin, WC, storage units with lighting, a separate shower cubicle with mains overhead and handheld fitments, extractor fan, radiator/towel rail, additional radiator, window and wall mounted heater.

Outside

The entrance to the property is via a wooden gate at the front onto a flagstone pathway, the front garden has well stocked borders and ornamental shrubs and boundary hedging. To the side is a lawned garden with raised bed and pretty Arbour with bench seating a paved patio with retaining wall and garden store shed. There is further pedestrian access to driveway with parking in front of the Garage which has roller shutter remote controlled electric door, light and power, window, side entrance door and eaves storage. There is an electric vehicle charging point.

The rear garden contains a wide variety of flowers and shrubs and is enclosed by hedging and fencing to maintain privacy.

Services

Mains electricity, gas, water and drainage. Gas fired central heating

Outgoings

Council Tax Band E £2,995
Water and drainage rates are payable

Directions

What3Words
///diamond.albatross.recliner

From Hereford proceed towards Ledbury on the A438 and then turn right onto the B4224 towards Fownhope (Eign Road) continue through the villages of Hampton Bishop, Mordiford into Fownhope. Just before leaving Fownhope turn right at the crossroads, between the butchers and the church, and after approximately 200 yards turn left in to Ringfield Drive, follow the cul-de-sac around and the property is located at the end on the left hand side.

Viewing arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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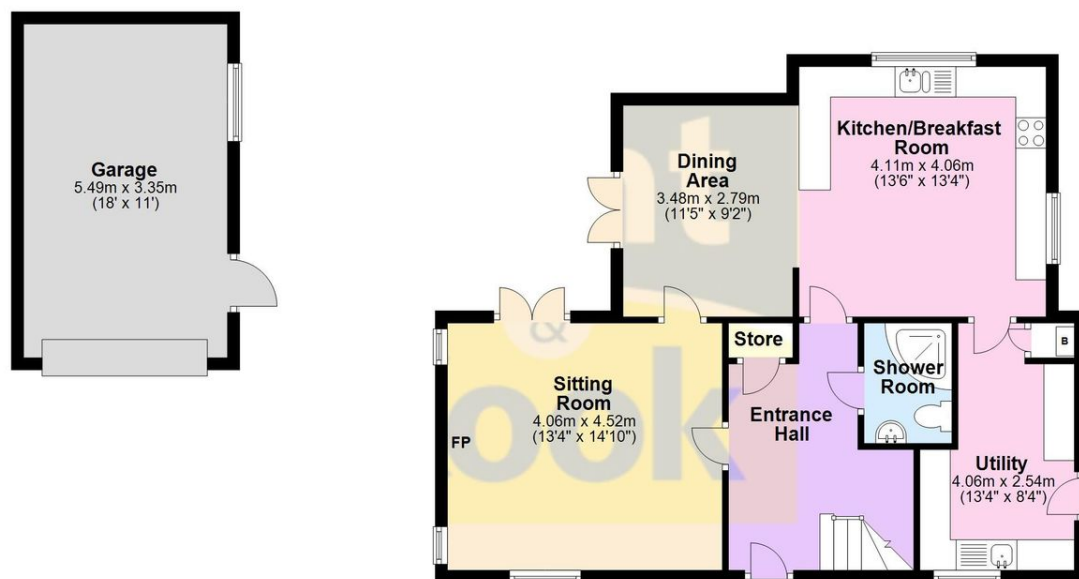
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor

Approx. 87.8 sq. metres (944.7 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



Total area: approx. 145.7 sq. metres (1568.4 sq. feet)



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