



HAMPTON BISHOP

HEREFORD HR1 4LA

£495,000
FREEHOLD

A delightful Grade II Listed property comprising a detached thatched cottage with lovely gardens and grounds extending to about 1/3 acre.

This historic detached property is pleasantly located in a conservation area, adjacent to St Andrew's Church, in the heart of Hampton Bishop which is one of the most highly sought-after villages in Herefordshire, about 3.5 miles from the Cathedral City of Hereford and close to both the River Wye and River Lugg. Within Hampton Bishop there is an active community with a village hall, church, public house and there are lovely local walks. There is a primary school in nearby Mordiford and the property is in the catchment area for Bishop's secondary school. In Fownhope there is also a shop/post office, doctors' surgery, a sports playing field and an exclusive health & leisure club (Wye Leisure). The property is Grade II Listed thatched cottage and the original part of the cottage is believed to date back to the 17th Century and has been extended and has a wealth of exposed internal timbering, 3 bedrooms and gas central heating.

There are lovely cottage-style gardens which extend to about 1/3rd acre

The whole is more particularly described as follows:-



HAMPTON BISHOP

- Situated in a conservation area • 3 Bedrooms • Gas central heating • Viewing highly recommended • Gardens about 1/3 acre • 2 reception rooms • Delightful detached Grade II Listed cottage • Idyllic village location



Full Description

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The whole is more particularly described as follows:-

Inner Hall

Radiator, exposed floorboards.

Bedroom 1

Full height ceiling, exposed floorboards, built-in wardrobes, radiator, window to side.

Shower Room

Tiled walls, shower cubicle with mains fitment, screen, window.

Money Laundering Regulations

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

Rear Hall

Tiled floor, radiator.

Services

Mains water, electricity and gas are connected. Private drainage system. Telephone (subject to transfer regulations). Gas-fired central heating.

Directions

From Hereford proceed initially towards Ledbury on the A465 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue into Hampton Bishop, passing The Bunch of Carrots Inn on the right-hand side and then, take the 3rd turning on the left into Church Lane and then turn right, immediately in front of the church, into Whitehall Road and Thatched Cottage is the first property on the right-hand side. What3words - lied.growth.pinch

Opening Hours

Monday - Friday 9am-5.30pm Saturday 9am - 1pm

Sitting Room

Recessed fireplace with gas fired stove and wooden surround, 2 windows to the front, storage cupboard, door to the

Kitchen/Dining Room

Fitted with a range of handmade traditional style units with beech (TBC) worksurfaces, 1½ bowl sink unit, tiled floor, Range-style cooker with electric oven and gas hob, radiator, window to side, 2 windows to rear, door to the

Inner Landing

With hatch to roof space and an airing cupboard with hot water cylinder.

Outgoings

Thatched Cottage - Council tax band E Water rates are payable.

Lounge

Exposed floorboards, Inglenook-style fireplace with woodburning stove with back-boiler providing hot water, raised flagstone hearth, 2 radiators, windows to front and side, corner cupboard and corner display cupboards.

Staircase leads from the Inner Hall to the

Bathroom

White suite comprising an enamel bath, wash hand-basin, WC, radiator, shaver light and point, part-tiled walls, window to side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455

Bedroom 2

Exposed floorboards, built-in wardrobe, radiator and

window to side.

Bedroom 3

Built-in wardrobe, 2 radiators, window to the rear.

Entrance door to the

Downstairs Cloakroom

Comprising WC, wash hand-basin, storage cupboard, door to the rear Canopy Porch.

Utility Room

Tiled floor, shower cubicle with mains fitment, extractor fan, Belfast sink unit, beech worksurface, plumbing for washing machine, gas fired central heating boiler, storage cupboards, radiator, 2 windows.

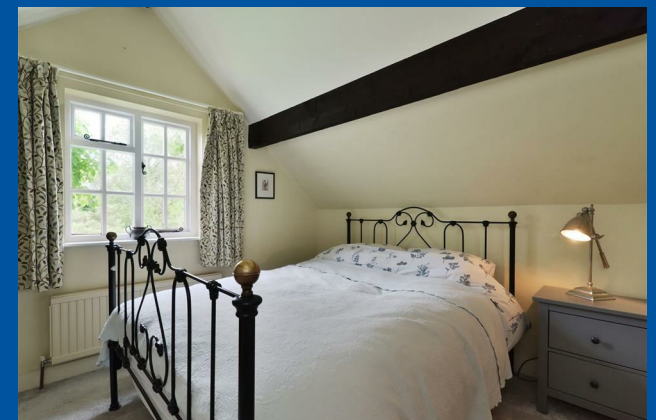
First floor landing

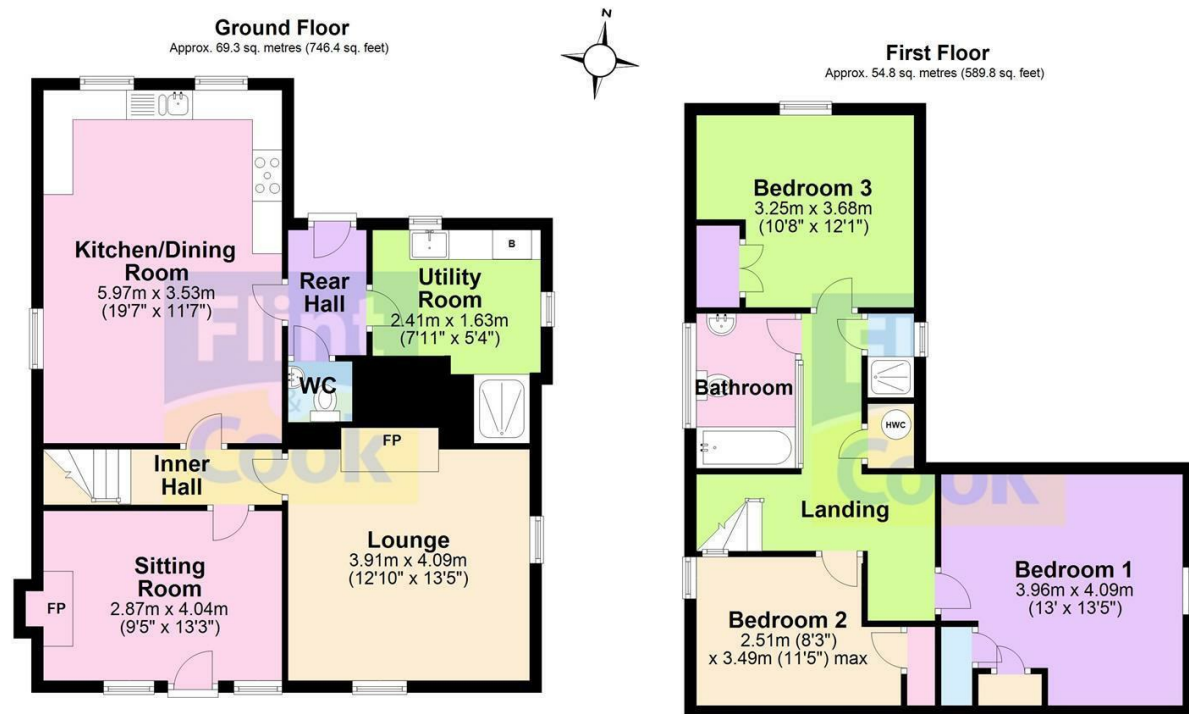
With storage cupboard.

Outside

The property has access over a driveway to a parking area for at least 2-3 vehicles. The property stands in delightful cottage-style gardens with lawns, well-stocked flowerbeds, a patio with stone retaining wall, a vegetable/soft fruit garden, a small orchard and there are store sheds, a summerhouse with light and power and could be used as a home office. Outside lights and water tap. There is also a log-store with treehouse over, a chicken enclosure with workshop and barbecue area with further paved patio.

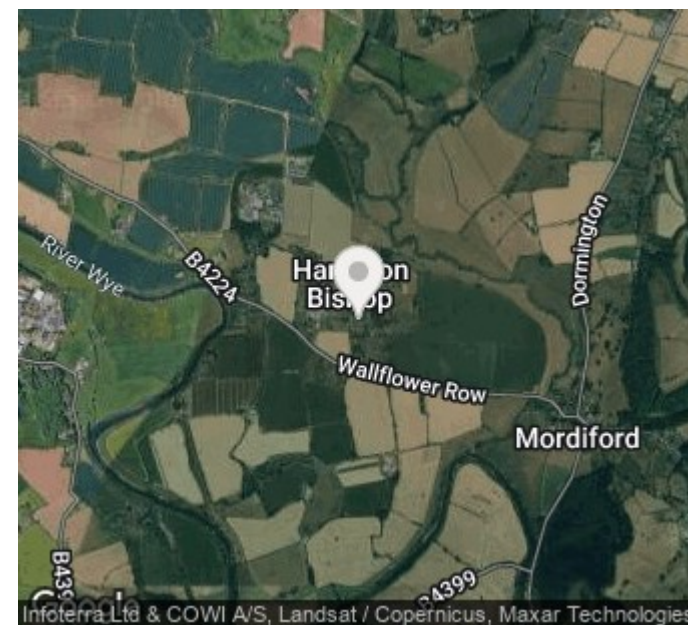
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Total area: approx. 124.1 sq. metres (1336.2 sq. feet)

EPC Rating: Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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