



Pagets Spring

Hawkers Lane
Fownhope,
Hereford
HR1 4PZ





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A truly unique detached equestrian property in an idyllic rural setting, versatile accommodation with 5 bedrooms/bathrooms potentially 6 (over 4,200 sq ft.) set in approx 10 acres of gardens, paddocks and woodlands.

A fascinating property located in a woodland setting on Common Hill, in the Wye Valley Area of Outstanding Natural Beauty, just outside the sought-after village of Fownhope, between the Cathedral City of Hereford (6 miles) the market town of Ledbury (8 miles) and Ross-on-Wye (8 miles) with M50 motorway links (junction 2&3).

Pagets Spring - Nestled between the thriving villages of Fownhope and Woolhope there are a host of amenities to offer such as the exclusive Health Spa and fitness centre - 'Wye Leisure', a doctors surgery, shop/post office, butcher's shop, village hall, sports playing field with pavilion and primary school. St Marys C of E church stands pride of place in Fownhope. There is the Green Man Public house boutique hotel and restaurant as well as the New Inn. A number of local community clubs. Woolhope also offers two great bistro/public houses as well as a tennis and cricket club from the Village Hall. St Georges C of E Church in the centre of the village.

The property is in the catchment area for Bishops Secondary School and there are independent schools locally - Hereford Cathedral School, Malvern College, Haberdashers and Monmouth School.

The original property was constructed in the 1980's and has been substantially extended in a traditional style with a contemporary touch. With an elevated kitchen dining area taking advantage of the superb views across the land. Solid oak beams adorn the living entertaining areas with a vaulted ceiling, full height windows, bi folding doors which overlook a private south facing garden. A lower ground floor specifically designed as a self-contained annexe with a separate entrance with potential as a cinema room - still scope for the purchaser to complete certain works to their own specification.

There is planning consent for the construction of an outdoor swimming pool to the rear of the property.

Fully controllable smart technology and energy efficient, Paget Spring includes under floor heating and radiators supplied by a 4,000 litre LPG tank that is discreetly sited in a subterranean location within the grounds. All windows are double glazed and solar panels cleverly integrated within the full width of the south facing roof.

At a right angle to the property forming the courtyard is the separate Double garage and Car ports, with lighting and double sockets, there is plenty of space for parking several cars, off the inner circular drive external wooden staircase leading to extensive storage (shelving) on the upper floor which has potential as a workshop/office/living accommodation (subject to necessary planning consent), security system approved by insurance companies with lighting and power throughout. Stables sympathetically built in a position from the property within eyeline convenient to both paddocks and training area. Three loose boxes (all fitted with strip lights), lockable tack room (with sink), hay barn, log store, mains water and electric throughout the stables with security system. Large concrete gated yard, dog kennels and storage compound to the rear of the stables. Plenty of space to park Horse box/trailer without disruption to main house parking.

This Site of Special Scientific Interest-SSSI neighbours a choice of bridle paths, giving immediate access to woodlands within the Wye Valley route. A secure property due to the electric gates and pillars with an intercom system through to the house.

APPROACHING THE PROPERTY

From Hawkers Lane Copper beech hedging lining the 150m (approx) tarmac drive, towards stone pillars supporting commissioned metal sculptured electric gates by a local award-winning blacksmith. Mature gardens and hedging within a further 300m circular tarmac drive. Brick pillared/walled entrance to tarmac adam courtyard, parking and garages/carports.

RECEPTION HALL

Accessed through oak front door, porcelain tiled high gloss floor, high ceiling, carpeted staircase to upper reception hall.

BOOT/UTILITY ROOM

Includes an exterior access to side of house discreetly located behind walled courtyard. Porcelain tiled floor, fitted cupboards with large stainless steel sink and pull out spray mono mixer tap. Plumbing for washing machine, floor to ceiling filled shelving unit for multiple footwear etc. and storage bench/seating.

DOWNSTAIRS CLOAKROOM

WC, wash hand basin, tiled floor, cupboard housing electric main fuse boxes, ladder style radiator/towel rail and window.

INNER HALL

Limestone flooring, radiator, carpeted stairs to Library/Studio.

SHOWER ROOM (with plumbing)

Fittings to be obtained by Purchaser.

LAUNDRY ROOM

Stainless steel sink and draining with fitted cupboard under, plumbing for washing machine, porcelain tiled floor, extractor fan, extensive shelving for linens, many double sockets throughout, radiator and worktop, integral cupboards also accessed by the laundry room with laundry chute.

STUDY/SINGLE BEDROOM 5

Double window, store cupboard-potential integral wardrobe.

BEDROOM 4

Walk-in double sided wardrobe-lighting, double doors. Oak flooring, storage shelves (floor to ceiling). Control 4 ceiling speakers, window to front aspect, French doors with full length side windows to flagstone seating area (access to gardens on West of property). EN-SUITE floor to ceiling slate tiling, WC, wet room style shower with wall to wall glass screen, Fossil sink, heated towel rail, extractor fan and window.

LIBRARY/STUDIO

Full height ceiling with Velux windows, carpeted, storage cupboard and gate entry phone, oak framed full height windows stretching majority of south facing wall overlooking rear gardens. Carpeted staircase leading to minstrel gallery with solid wood doors to

MASTER BEDROOM

With limed oak flooring and skirting, plaster decorative ceiling cornicing and rose centre of room. French doors to west facing balcony, Control 4 ceiling speakers, fireplace with log effect fire set in stone tiled corner fitted TV unit housing. Underfloor heating, integral cupboards with shelving, papered walls (Designers Guild). Leading to dressing room with wall to wall wardrobes and full length mirrors, oak staircase leading down to **MASTER EN-SUITE** with free standing bath and mixer tap, floor to ceiling marble wall tiles and porcelain floor tiles. Double shower wet room with glass shower screen, under floor heating, double glass sink with two mixer taps fitted to a two drawer cupboard. Bidet, WC, 2 ladder style towel rail radiators, mood lighting, Control 4 ceiling speaker, extractor fan, French doors with Venetian blinds, integral towel storage cupboard with a chute to the laundry room.

BEDROOM 2

Range of built-in wardrobes, radiator, windows to two elevations, built-in TV housing and shelving, mood lighting and Venetian blinds on both windows. **EN-SUITE** tiled walls and floor, shower unit, with electric fitment, wash hand-basin, WC, mirrored storage units, window and towel rail radiator.

BEDROOM 3

Double built-in wardrobe, radiator, hatch to roof space. **EN-SUITE** free standing bath with mixer tap, glass wash hand-basin, WC, shower cubicle, tiled walls and floor, two towel radiators, extractor fan and mirrored storage unit.

UPPER RECEPTION HALL

Oak flooring with Velux window, underfloor heating, leading to

BAR/ENTERTAINMENT AREA

Oak flooring, oak full length windows, under floor heating, exposed beams.

LARGE CLOAKROOM

Oak shelf holding marble sink, over sink lighting, oak flooring, separate housed WC, extractor fan, oak flooring, under floor heating. Cupboard housing the central heating boiler.

LOUNGE/PAVILION

Vaulted ceiling with oak beams, open fireplace, stone chimney block, brick hearth, underfloor heating, oak floor, hidden floor sockets, oak windows throughout, overlooking south facing gardens with bi-folding doors.

KITCHEN/DINING ROOM

Elevated aspect across land/paddocks to the front of the property through floor to ceiling oak sliding doors, underfloor heating. Full height ceiling with spot and wall lights including drop light above the central island, ceiling bluetooth speaker. Two Velux windows, porcelain tiled floor, bespoke island 1.5m x 3m approx with cupboards with granite top. Plumbing for dishwasher, double stainless steel sink and ProBoil 3 instant hot/filter water system and Aga mixer tap. Area re-enforced if required for an Aga. Integrated area for wall oven housing. Dining area to take 8 seater table.

KITCHEN STORE

Oak flooring, underfloor heating, heating manifold cupboard, shelving, double glass floor to ceiling oak French doors leading to the East of the property. Double sockets.

LOWER RECEPTION HALL

With Storage room, multiple double sockets, mains electrical boxes leading to hot water tanks, main controls for solar panels and two solar storage batteries. GoodWe micro energy system.

ANNEXE

Designed to be self contained - with plumbing and electrics for a kitchenette, plumbing for shower room, double floor to ceiling French oak doors to enclosed courtyard. Fully wired Cinema and stereo sound with window to front of property.

GARDENS AND PADDOCKS

To the front of the property there are two south facing paddocks with mains water troughs, easy access to join the Wye Valley walk/bridal path. Horse training area, the size of standard menage. Mature trees and shrubs with a natural pond with running water from woods, picturesque willow tree and stone bridge over stream from the pond.







Many herbaceous plants throughout the flower beds and a section of the circular drive lined with hydrangeas. Sympathetic brick/wood out building used as a potting shed sits within the raised vegetable garden plots including Apple, Pear, Plum and Cherry orchard. Landscaped gardens throughout using boulders to create a natural finish. Beyond the rear garden is one of the prime features of the property the ancient bluebell wood with a variety of native trees and a designated part of the SSSI.

General information

Services

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

Outgoings

Council tax band 'G' - payable 2020/21 £3257.23.

Water and drainage - rates are payable/metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford, proceed towards Ledbury on the A438 and, just past Hereford Fire Station, turn right onto the B4224 to Fownhope.

NOTE - Detour as follows: -

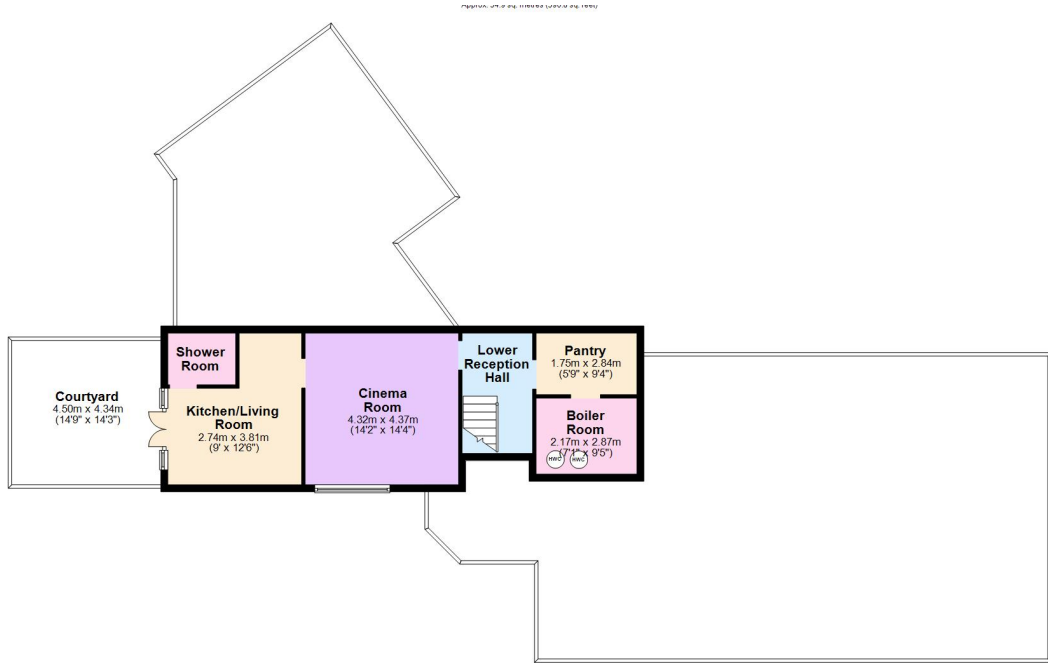
In Mordiford, turn left at the church to Woolhope and Haugh Wood. On entering Woolhope turn right at the crossroads to Fownhope. Continue for about a mile and take the second turning left. Continue for about another mile, and the entrance to Pagets Spring is on the left-hand side.

Viewing

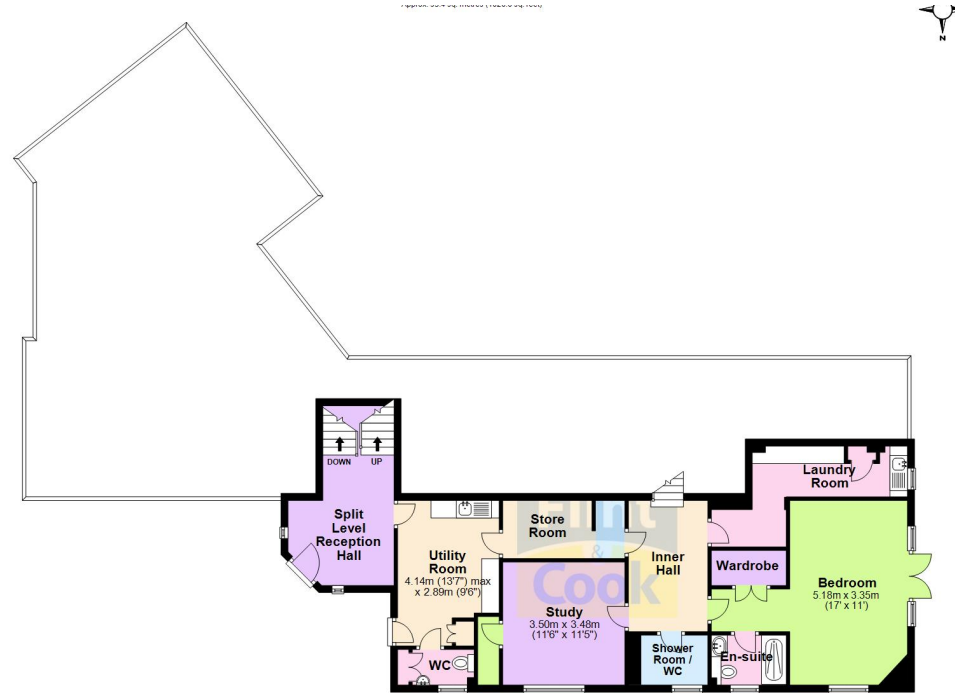
Strictly by appointment through the Agent, Flint Cook, Hereford (01432) 355455.

Money laundering regulations

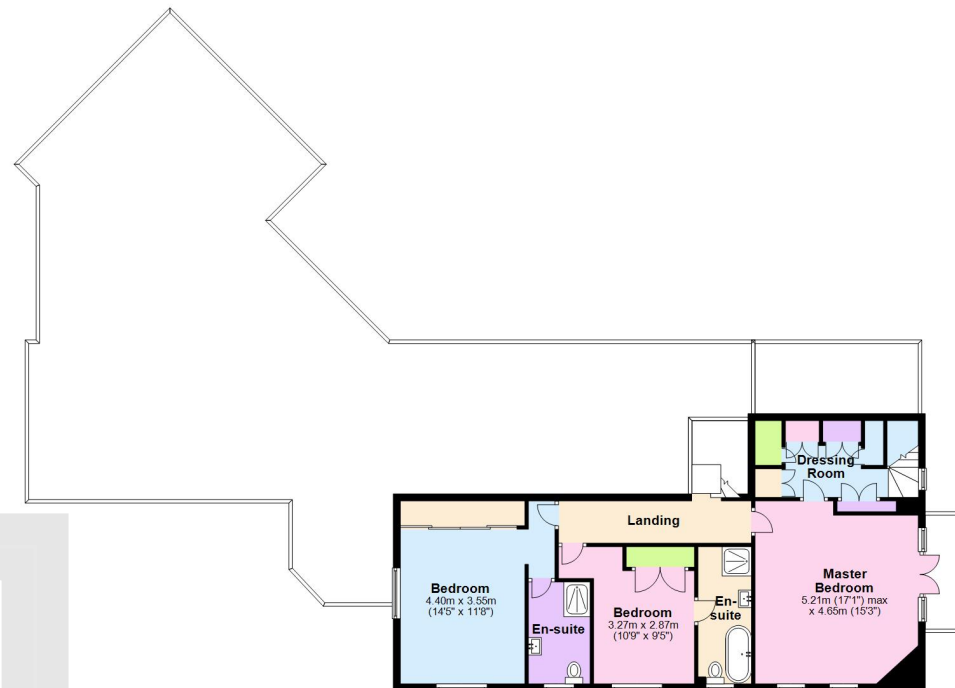
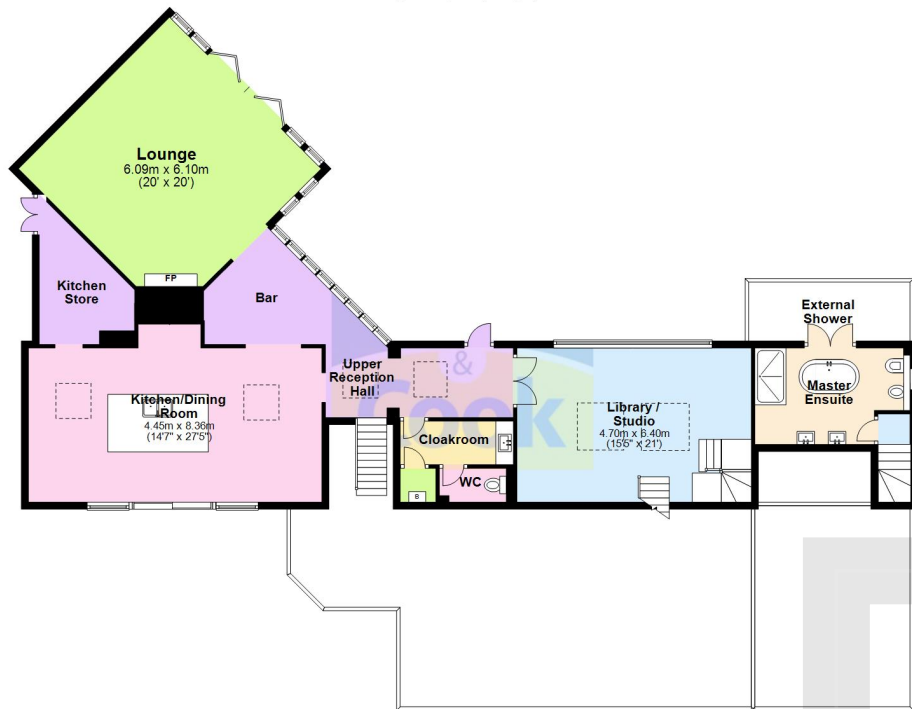
To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.



First Floor
Approx. 153.6 sq. metres (1757.0 sq. feet)



Second Floor
Approx. 86.9 sq. metres (935.0 sq. feet)





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