



Rosebrook House, Dinmore, Hereford, HR4 8ED



**Rosebrook House
Dinmore
Hereford
HR4 8ED**

Summary of features

- Detached 4 bedroom property
- Spacious accommodation
- Countryside views
- Ample parking and double garage
- Large gardens
- 1.5 Acre woodland/orchard

Asking price £500,000

Description

A spacious 4-bedroom detached property with the brilliant addition of a 1.5 acre woodland/orchard. The property is conveniently positioned on the A49 halfway between Hereford and Leominster and is near to the well-served villages of Wellington and Bodenham. With its vast accommodation, countryside views and large gardens, this is a property you must view to fully appreciate all that is on offer.

Situation

Located between Hereford & Leominster, with easy access to the well-served villages of Wellington & Bodenham. Hereford city centre offers a wide range of shopping, recreational and educational facilities to include gymnasiums, cinema, cafes and restaurants, railway and bus stations, together with primary and secondary schooling and well known colleges. Further schooling can be found in nearby villages. Leominster lies some 6-mile distance north of the property with rail links and local shopping. The property lies within easy access to some wonderful countryside walks at Queenswood Country Park and Hampton Court Castle and Gardens.

Accommodation

The accommodation comprises: Porch, Entrance Hall, Living room, Garden room, Dining room, Kitchen, Utility, Rear porch, WC, Double garage, 4 double bedrooms, 1 en-suite and family bathroom.

Porch

The welcoming porch leads nicely into the entrance hall.

Entrance Hall

Giving access to all principal ground floor rooms and leads to the first floor landing.

Living Room

A large room filled with natural light and features, open fire place with brick surround, two windows and leads to the garden room and dining room.

Garden Room

A perfect area to enjoy the sun and doors leading to the garden.

Dining Room

Positioned just off the kitchen, with window to the rear overlooking the garden and access back to the living room.

Kitchen

With matching wall and base units, sink drainer unit, space for electric oven, window to the rear and large enough to house a breakfast table.

Utility

Adjacent to the kitchen is the useful utility area, which gives access to the rear porch, the downstairs WC and double garage.

Double Garage

An impressive space with room to fit two vehicles.







First Floor

Landing

A generous size landing with a window to the front and providing access to the bedrooms plus family bathroom.

Bedroom One

A sizeable bedroom which has built in wardrobes, two windows and access to its own en-suite bathroom. The en-suite is fitted with a 3-piece suit to include bath, toilet and wash hand basin.

Bedroom Two

Which faces towards the front of the property and again is an impressive room, with built-in wardrobes and two windows overlooking the garden.

Bedroom Three

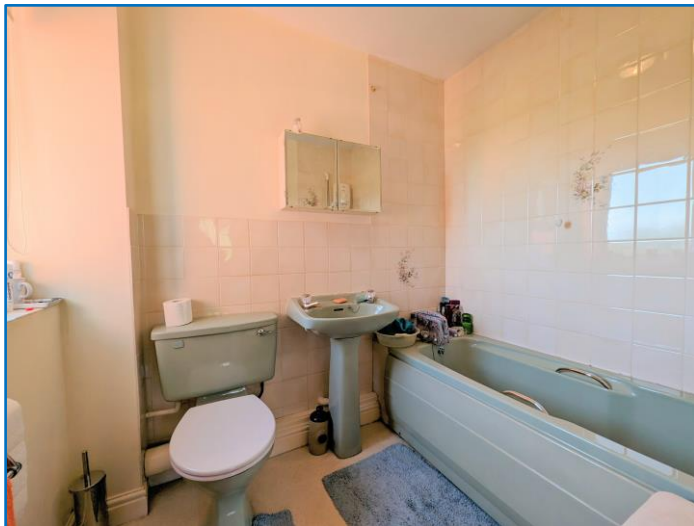
A double bedroom with fitted cupboard and windows overlooking the countryside.

Bedroom Four

Another double bedroom with fitted cupboard and windows overlooking the countryside.

Bathroom

A roomy bathroom which is fitted with a 5-piece suit including, bath, shower, toilet, bidet and wash hand basin.



Outside:

The private driveway provides off road parking for multiple vehicles and leads to the double garage. The garden is surrounded by countryside with many flower beds, trees, shrubs and is all enclosed by fencing and hedging. The garden also has the benefit of a further outbuilding, two greenhouses and a lovely stream which runs gently through the garden. Across the A49 is a wonderful 1.5-acre woodland/orchard which was once our vendor's paradise, who grew fruit and vegetables. There is a wide range of fruit trees and bushes including plum, apple and pear trees, a peach tree, blackcurrant, raspberry and gooseberry bushes and much more. This area could be transformed into a brilliant working garden with excellent top soil for cultivating fruit and vegetables or could be utilised in various other ways.

Services:

Mains water and electric are connected to the property. Oil fired central heating and drainage to private septic tank.

Herefordshire council tax band – F

Tenure:

Freehold.

Directions:

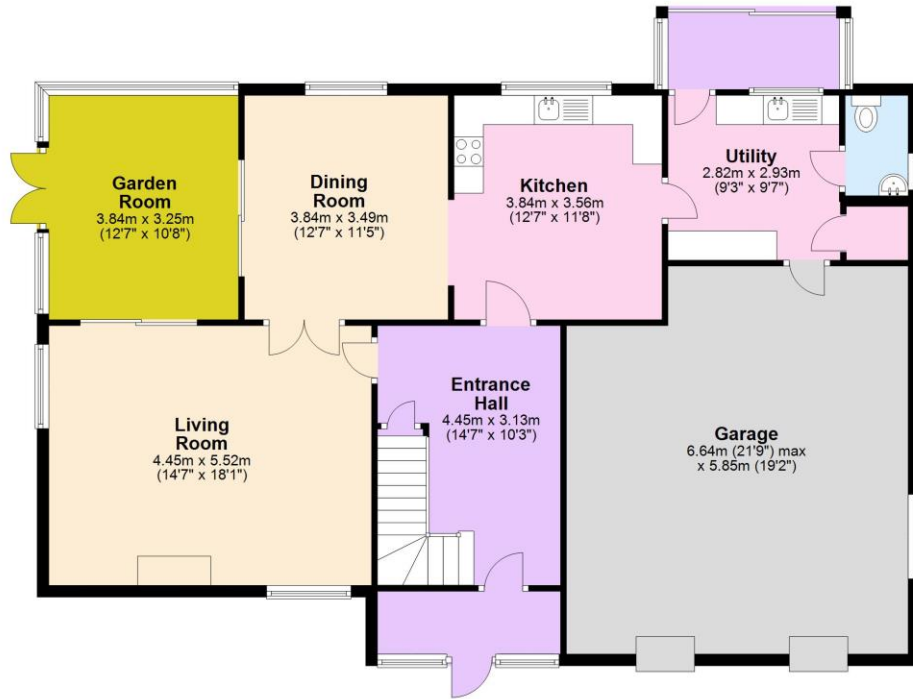
Proceed North out of Hereford on the A49 towards Leominster. Continue along this road for approximately 6 miles passing the Wellington Garden Centre on the left. After half a mile the property can be found on the slip road on the left-hand side behind a tall hedge, indicated by our For Sale board.





Ground Floor

Approx. 137.8 sq. metres (1483.7 sq. feet)



First Floor

Approx. 116.9 sq. metres (1258.8 sq. feet)



Total area: approx. 254.8 sq. metres (2742.4 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Sunderlands
Hereford Branch
 Offa House, St Peters Square,
 Hereford HR1 2PQ
 Tel: 01432 356 161
 Email: hereford@sunderlands.co.uk

rightmove
find your happy

Zoopla.co.uk
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.