

# BROOKSIDE

£450,000



“A detached bungalow in an exceptional setting”

Whitestone, Herefordshire

Situated at the end of a no-through lane, with a scattering of neighbouring properties in the distance, Brookside sits within approximately 1.5 acres of grounds; surrounded by open fields on all sides, there is peace, tranquility and and beautiful, rural views out of every window.

- 2/3 bed detached bungalow
- End of no-through road
- Approx 1.5 acre
- Light and airy
- Rural views through every window
- No near neighbours



Deceptively large on the inside, and light and airy throughout, this detached bungalow has been tastefully upgraded to provide a cosy home just as it is - or there's plenty of room to extend the current layout, if required.

Enter the property into the reception hall/ utility area, with plenty of rooms for storing muddy boots, hanging coats and drying off pets; there is also a useful sink and plumbing for a washing machine.

A door screens this area from the inner reception hall, off which all rooms lead. The kitchen has built-in floor and wall cabinets, providing ample storage space and plenty of counter surface for food prep. There is space for a slot-in electric cooker with overhead extractor and the kitchen sink sits beneath a picture window overlooking the fields beyond - not a bad view for washing up! A full-height, walk-in cupboard provides more useful storage.

The sitting room sits at the rear and has beautiful views to two aspects: far-reaching vistas across open fields to the rear and a pretty view of the property's orchard to the side, framed by hedging and a bridge. The sitting room has good, square dimensions and a focal electric stove.

Next, along the hallway sits the first of the three bedrooms, this is currently used as a dining room and, once again, has open views to the rear. Opposite, sits the family shower room - this features a WC, pedestal sink and an enclosed walk-in shower. There are two further double bedrooms: both with plenty of space for free-standing wardrobes and both with glorious views to the rear and side of the property, overlooking the garden.

**Outside:** The outside space is split into three areas: a pretty orchard with mature trees to one side of the property; a lawn which wraps the house and provides a great spot of seating to the rear; and, finally, the main bulk of the ground which has been cleared and coppiced to provide a blank canvas for the next owner - be that for keeping animals or to create an expansive country garden.

There is ample hard-standing space for parking multiple vehicles of any type. A small brook flanks one side of the property (and has never flooded) and is surrounded by open farmland, with a railway line into the distance.





**Area:** Whitestone sits a few miles east of Hereford city and encompasses the popular village of Withington; here, there is a convenience store, fish and chip shop, village hall, chapel, Carriages restaurant, garden centre and café. There are multiple bus services to Hereford.

**At a glance:**

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Oil
Service charges:	Nil
Covenants:	British Rail have access to railway line (one field away)
Broadband:	Yes**

\* correct as of instruction date

\*\* Source: BT



EPC and floor plan available on the website.

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