

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 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.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.