



2 The Firs, Winforton, Hereford, Herefordshire, HR3 6AL



Sunderlands
Residential Rural Commercial



**2 The Firs
Winforton
Hereford
Herefordshire
HR3 6AL**

Summary of features:-

- A beautifully presented single storey property
- Well maintained with characterful features
- With garage, garden and parking
- Found in a popular village location close to Hay-on-Wye

**Hay-on-Wye 6 miles
Kington 8 miles
Hereford 15 miles**

Description

2 The Firs is a delightful and characterful property built approximately 5 years ago offering beautifully presented and high quality two bed accommodation found close to Hay-on-Wye.

Situation

Winforton is a delightful village located just 6 miles from Hay-on-Wye, 8 miles from Kington and 15 miles from the cathedral city of Hereford.

Hay-on-Wye offers an excellent range of facilities and services and is famous for the Hay Literary Festival held annually in May. Kington is also a popular market town offering local amenities and services along with a high school.

Both Hay and Winforton are located in the heart of the Wye Valley, close to the Brecon Beacons National Park, an area known for its outstanding natural beauty, offering a wide range of leisure activities amidst stunning scenery.

The Accommodation

Entering through the covered porch you are greeted by a spacious hallway with a cloak room with W.C and wash basin to the right and a storage cupboard on the left. Immediately on the left-hand side a door leads to the sitting room which features a bay window to the front with shuttered windows and an attractive fireplace with a woodburning stove.

From the hallway there is a door to the kitchen which has been beautifully fitted with high quality units, a 1½ bowl sink, an electric hob and eye-level electric oven. A window looks out over the garden and a set of double doors give access to the patio.

Next to the kitchen there is a utility room with cupboard storage, a drainer sink, a door to the outside and direct access to the garage.

The property features two double bedrooms, both of which have fitted wardrobes and ensuite facilities.

Outside

The property is approached via a gravel driveway into the development where there are two parking spaces to the front. It is also noted that the land opposite the driveway is also included with this property.

The garage (4.14m x 2.95m) has an up and over door, power and lighting.

To the rear of the property there is an attractive paved garden which has been well stocked with a range of plants.

Services

We are advised that the property is connected to mains water, mains electricity, oil-fired central heating and shared private drainage which incurs a charge which has historically been set at £15 per month. Please note the services or service installations have not been tested.

Council Tax Band

Herefordshire County Council "D".

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye, proceed in a north-westerly direction on the B4351 into Clyro. Turn right onto the A438 and proceed through Bronydd, Rhydspence and Whitney-on-Wye. On approaching Winforton continue into the village and take the left-hand turn immediately before the public house. Follow this lane and take the first turning to the right continuing around the corner where the property will be found on the right-hand side.

What3words –

///relaxing.performs.factored

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



Ground Floor



Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

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

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356161

Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

rightmove
find your happy

Zoopla.co.uk
Smarter property search



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		100
B 81-91	83	
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.