



9 The Old Forge, Woolhope, Hereford, Herefordshire, HR1 4AX

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Woolhope  
Hereford  
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HR1 4AX**

Summary of Features

- Cottage style mid-terraced house
- Two bedrooms, Living Room and Kitchen/Breakfast Room
- Easy maintenance garden backing onto open fields
- Sought-after village location

**Asking Price £240,000**

Set in the sought after village of Woolhope, a relatively modern staggered terraced house forming part of a small close. The property is brick built and cottage style, having some exposed beams and briefly comprises entrance hall, living room, kitchen/breakfast room and to the First Floor, two bedrooms and bathroom. The property has double glazing and part electric heating and well presented throughout. To the outside, there is parking for two cars and an easily maintained rear garden which backs onto neighbouring fields. No ongoing chain.

**Situation**

Woolhope is a sought-after village about seven miles south east of Hereford and surrounded by beautiful countryside and ideal for buyers that enjoy the outdoors. There are footpaths straight from the door, historical church, strolling distance to the local pub and just two miles to Fownhope where there is Wye Leisure fitness gym, shop, butchers and other eating places.

Accommodation in more detail as follows:

**Front Door**

Double glazed front door, leads to -

**Entrance Hall**

With shelf and door through to -

**Living Room**

With stairs up to First Floor, electric heater, mock fireplace with electric fire, exposed beams. Door through to -

**Kitchen Breakfast Room**

With range of wood units to both base and eye level, work surface area, stainless steel sink and drainer sink unit, plumbing space for washing machine, oven with four ring hob over and electric extractor, heated tiled flooring, double glazed window to rear and double glazed double doors opening to rear garden, with views over adjoining field.

From the Living Room, stairs lead to -

**First Floor**

With electric radiator.

**Bedroom One**

Having double glazed window and two fitted cupboards.

**Bedroom Two**

Having double glazed window to rear overlooking fields, fitted wardrobes and dresser.

**Bathroom**

Having white suite comprising bath, with spray head over, WC low flush suite, pedestal wash hand basin and double glazed window.

**Outside**

From the highway, a shared driveway leads into the close where there are two personal parking spaces and further visitors parking. There is also an area of garden. To the rear of the property is a paved garden area laid for ease of maintenance with a fence boundary with various climbing plants including Clematis with outlook over the neighbouring field.

**Services**

Mains, water, electricity and drainage. Part electric heating.

**Council tax band**

Herefordshire council tax band - C

**Tenure**

Freehold.

**Directions**

Proceed out of Hereford along the B4224 towards Mordiford. In the village go over the Lugg Bridge and at The Moon Inn, turn left following the signs to Woolhope. Proceed over Haugh Woods, across Broadmoor Common and just after passing the village hall and church parking, the close will be seen on the right hand side as denoted by the Agent's For Sale sign.

**Anti money laundering**

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.





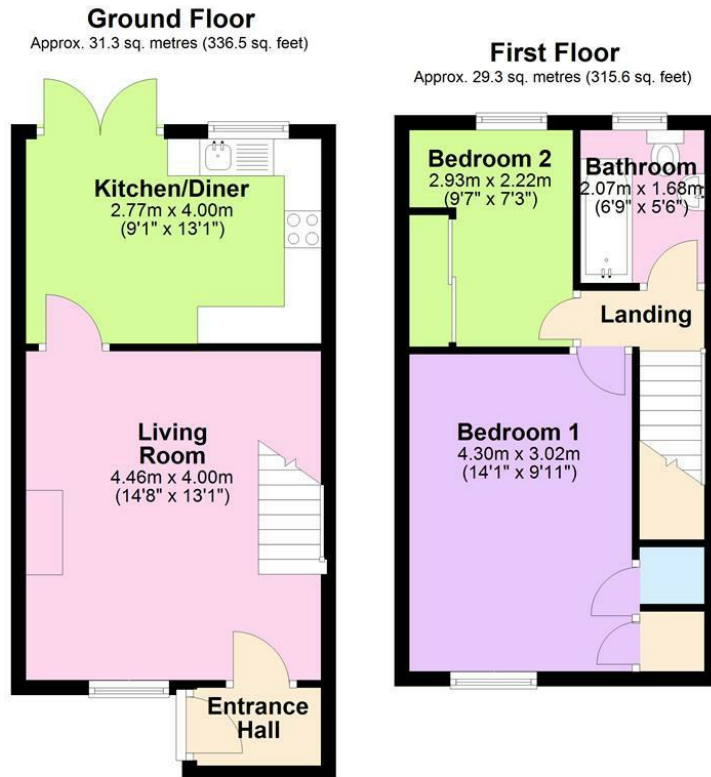
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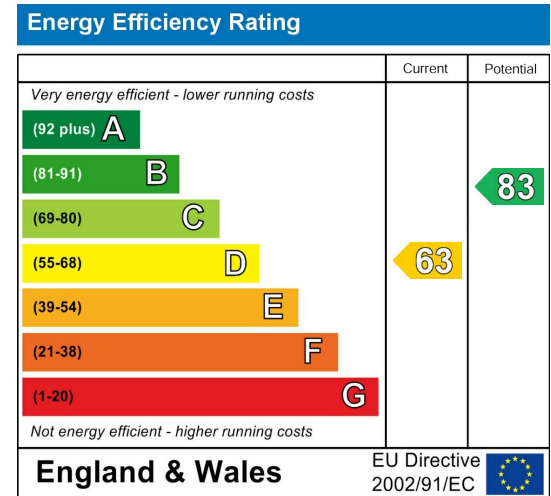
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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.