



Old School House

Winforton
Herefordshire
HR3 6EA



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A charming and characterful former school house, offering flexible 3/4 bedroom accommodation with a substantial two-storey extension, double garage and beautifully maintained gardens. Situated within the popular village of Winforton, which benefits from a local pub, the property enjoys a peaceful rural setting whilst being just a short distance from the renowned market town of Hay-on-Wye.

GROUND FLOOR

Feature entrance door with stained glass leading into the

Entrance Hall

With parquet flooring, central ceiling light, cast iron radiator, ample space for coat and shoe storage and doors into the

Snug

A flexible space currently utilised as a snug but perfect for a home office or playroom with tiled floor, double glazed french doors, radiator, large storage cupboard, recess spotlights and velux window.

Living Room

With fitted carpet, two double glazed windows, two cast iron radiators, central ceiling light, feature wood burning stove with exposed brick surround, an opening leads into the inner hallway and there is a feature arch glazed door leading to the original entrance porch with feature entrance door.

Inner Hallway

With parquet flooring, wooden stairs leading up, central ceiling light and doors into the

Dining Room

With fitted carpet, central ceiling light, cast iron radiator, double glazed window to the front aspect and feature wood burning stove with surround and granite hearth.

Wet Room

Comprising a large walk in shower space with tiled floor and surround, mains fitment rainfall shower head, low flush w/c, wash hand basin with storage below, double glazed window, recess spotlights and useful under stair storage.

Utility Room

Comprising a range of wall and base cupboards, work surface space over, 1 1/2 bowl sink and drainer unit, under counter space for a washing machine and tumble dryer, tiled floor, wall mounted fuse box and double glazed window.

Kitchen/Dining/Living Room

A modern open plan living space with under floor heating. A modern fitted kitchen comprising contrasting high gloss wall and base units with granite work surface over, 1 1/2 bowl sink and drainer unit, four ring induction hob with cooker hood over, integrated oven and microwave, integrated dishwasher, space for a freestanding fridge/freezer, ample space for both living and dining with feature wood burning stove, double glazed french doors and double glazed window out to the garden and door into the

Rear Porch

With tiled floor, ceiling light point, feature stain glass window, large plant cupboard housing the hot water system, oil central heating boiler and under floor heating manifold, there is a door out to the garden.

FIRST FLOOR

First Floor landing

A spacious landing offering ample space for a home office/ study with feature fireplace, cast iron radiator, feature ceiling lights, loft hatch with ladder, two double glazed windows and doors into

Main Bedroom

A spacious principal bedroom with dual aspect double glazed windows offering an abundance of natural light, a cast iron radiator, fitted carpet, central ceiling light, ample space for wardrobes and an open cloakroom with low flush w/c, wash hand basin, tiled surround and heated towel rail. There is scope to create an en-suite by adding a shower/bath.

Bedroom 2

A second spacious double bedroom with fitted carpet, central ceiling light, feature fireplace, cast iron radiator and ample space for wardrobes.

Bedroom 3

A third good sized double bedroom with fitted carpet, central ceiling light, double glazed window to the side aspect and additional velux window, ample space for wardrobes and a feature fireplace.

Bedroom 4/Study

With fitted carpet, ceiling light point, double glazed windows offering and wall mounted electric heater.

Bathroom

A full suite comprising a large freestanding bath, a large walk in shower with mains fitment rainfall shower head and additional handheld shower attachment, low flush w/c, wash hand basin with storage below, tiled floor and surround, recess spotlights, chrome heated towel rail and double glazed window.

Shower Room

Comprising a walk in shower/wet room with mains fitment shower head, tiled floor and surround, wash hand basin, low flush w/c, velux window and recess spotlights.

OUTSIDE

The property is approached via a pedestrian gate from the main road leading into the rear garden. The vehicular access is to the rear where electric iron gates open onto the sweeping drive with access leading to the double garage. The rear garden is a fantastic sun trap with a large patio area perfect for entertaining, a large area of lawn, summerhouse, a large pond with feature waterfall and an array of ornamental plants, shrubbery and trees mainly fruit with a walnut, quince & medlar.

Double Garage

With electric up and over door, light and power, there are external lights and power points.

Directions

From Hereford City Centre proceed west on the A438 towards Brecon, passing through Whitecross and continuing through the villages of Letton and Eardisley. Continue on the A438 for approximately 18 miles before turning left signposted Winforton. Proceed into the village and continue along the lane where The Old School House will be found on the left-hand side as indicated by the Agent's For Sale board.

Property Services

Electricity is connected. Oil-fired central heating. Private drainage & private water system - mains water is understood to be available within the main road adjoining the property and could be connected if required, subject to the necessary consents and installation works. Prospective purchasers are advised to make their own enquiries regarding availability and the cost of connection.

Outgoings

Council Tax band E. Water rates are not payable as private water supply.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Residential lettings & property management

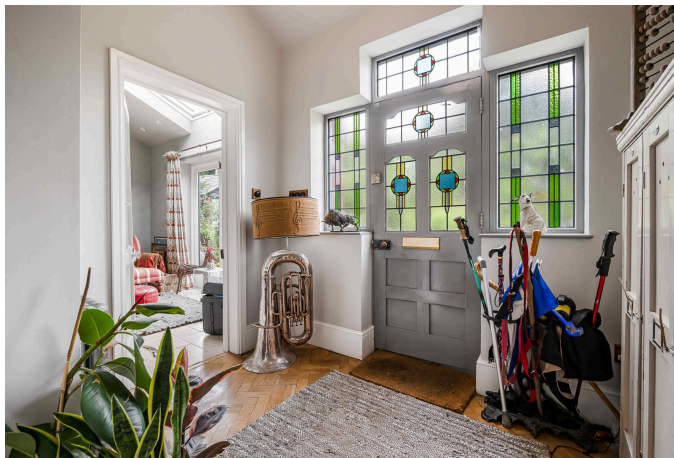
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

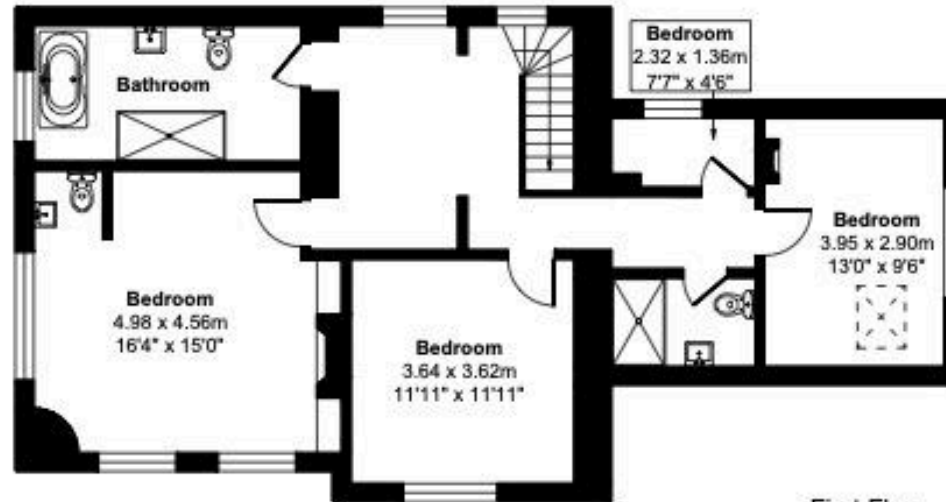
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

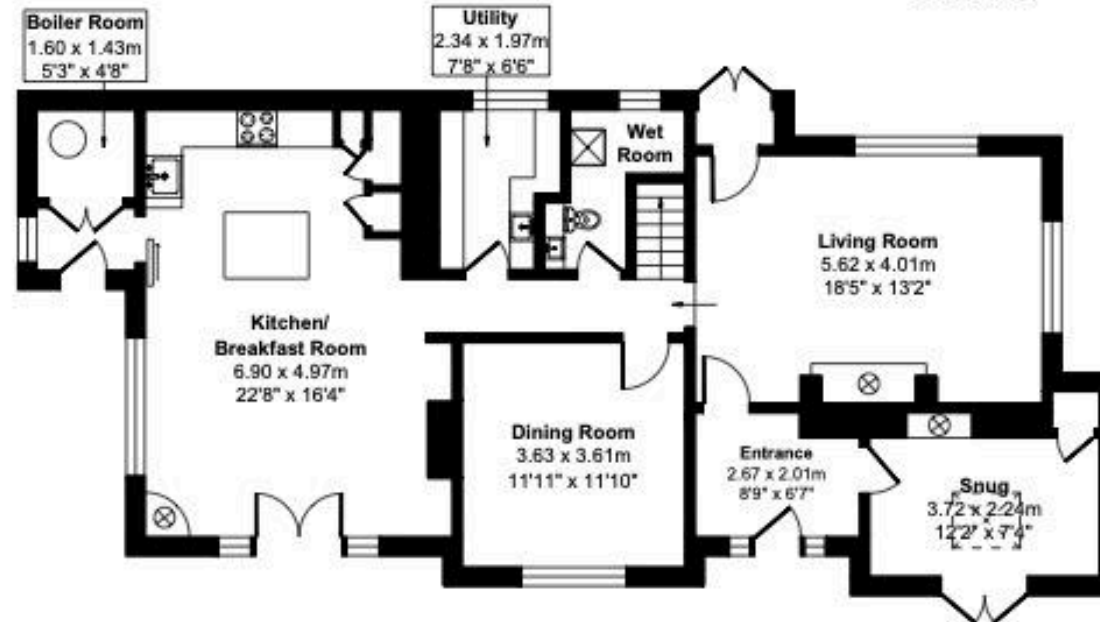
FC001297 May 2026







First Floor



Ground Floor



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

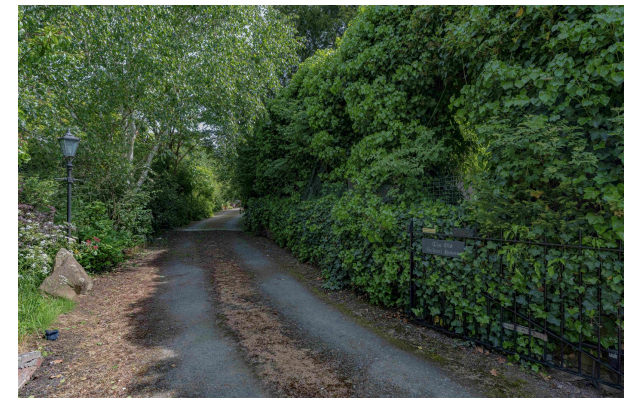
Total Approx. Area: 218.6 m² ... 2353 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should not be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

