



ROWAN CAPLER LANE

FOWNHOPE HR1 4PJ

£550,000
FREEHOLD

This superb, detached bungalow occupies one of the most sought after locations within the highly favoured village of Fownhope. Originally constructed in the 1960s, the bungalow has recently been substantially extended and offers scope for further extension. The property benefits from gas central heating and double glazing and provides versatile accommodation which extends to 1,500² feet and incorporates a self-contained annexe. One of the prime features of the property is the very large garden with excellent frontage, off road parking and a detached garage.



ROWAN CAPLER LANE

- Substantial detached bungalow
- Exclusive village location
- 4 or 5 bedrooms
- Self contained annexe
- Planning for a further extension
- About ½ an acre



Location Information

Fownhope lies between the cathedral city of Hereford (9 miles) and the market town of Ross-on-Wye (9 miles) with the M50 motorway link junction 3 and is also well placed for access to Ledbury (15 miles). Fownhope is a thriving village within which there is an active community and a range of amenities which include a shop/post office, a doctor's surgery, butchers, a public house, an exclusive health and leisure complex (Wye Leisure), a church, a village hall, a pavilion and sports playing field, bus service, primary school and the property lies within the catchment area for Bishop Secondary School in Hereford.

Vestibule

With a tiled floor, radiator, 2 sets of double doors and then a further door into the

Entrance Hall

With parquet flooring, central heating thermostat, radiator, hatch to roof space.

Bathroom

With a white suite comprising an enamel bath with mixer tap, separate electric shower, wash hand basin with cupboard under, WC, radiator, extractor fan, shaver point and 2 windows.

Bedroom 3

With a radiator and window to the front.

Bedroom 2

Currently in use as a sitting room with parquet flooring, radiator and window to the rear.

Bedroom 5/Study

Currently being used as an office with radiator and window to the side.

Bedroom no 4

Radiator and window to front.

Open Plan Kitchen/Dining Room

Comprehensively fitted with a range of contemporary style handleless units with work surfaces and splashbacks, sink with mixer tap, electric oven, combination microwave/grill, 4 ring induction hob and extractor hood. There is a built in dishwasher, breakfast bar, 2 radiators, single and double doors out to the rear, a window and door to the

Utility Room

Fitted with matching storage units, a window seat, broom cupboard, plumbing for a washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, radiator, a window to the side and door to rear.

A door leads from the dining area to the

Annexe - Lounge

With radiator and window to the side.

Annexe - Bedroom 1

With a dressing area, radiator and window.

Annexe - Ensuite Shower Room

There is a large shower area with mains fitment, a wash hand basin with cupboards under, WC, extractor fan, downlighters and a ladder style radiator.

Outside

The property is approached via a splayed entrance which leads to a concrete driveway with excellent parking, turning space and a

Detached Garage

With up and over door, light and power, window, side door and incorporating a workshop area to the rear.

There is a large front garden with a rockery and access from either side of the property to the very large rear garden which is a particular feature being mainly laid to lawn with gravelled areas, a circular bed with a range of ornamental shrubs, a garden shed and all enclosed by a mixture of fencing and hedging for privacy.

Agent's Note

Planning permission was approved in August 2021 for single-story extensions to both the front and rear. The rear extension has been completed but there is still scope to undertake the front extension, if required, as the planning consent is live.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

From Hereford proceed towards Ledbury on the A438

and then turn right onto the B4224 towards Fownhope. Continue through through Hampton Bishop and Mordiford into Fownhope and just before leaving the village, at the small crossroads turn right before the church and the property is located on the left hand side after about 1/4 of a mile.

What3words///mixes.lighten.bungalows

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

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.

ROWAN CAPLER LANE



Floor Plan
Approx. 141.4 sq. metres (1521.6 sq. feet)



Total area: approx. 141.4 sq. metres (1521.6 sq. feet)
Rowan, Fownhope, Hereford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Hereford Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

