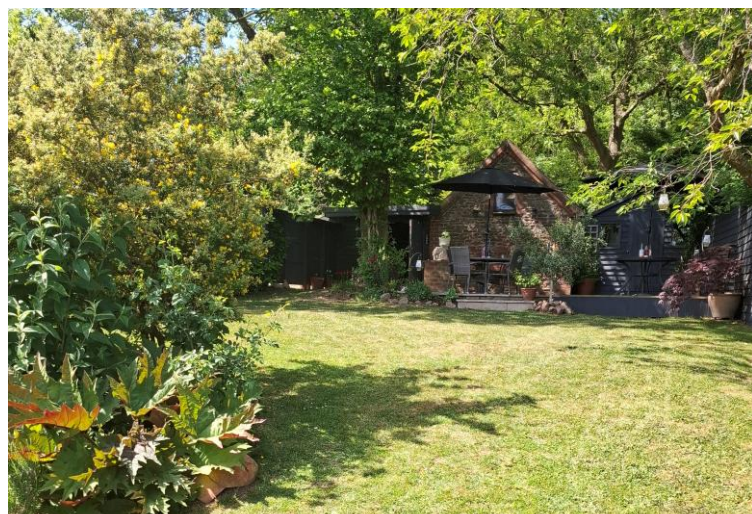


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



An Impeccably Presented And Extended Three Bedroom Semi-Detached Property With Over A Third Of An Acre Plot. Benefitting From Two Reception Rooms, Open Plan Kitchen Diner, Upstairs is Three Double Bedrooms, Family Bathroom And En-suite. Outside Is An Enclosed Rear Garden With Far Reaching Views, Detached Double Garage And Piggery Outbuilding With Further Development Potential.

EPC - C

Hillrise – Offers Over £430,000

Shucknall, Herefordshire, HR1 3SJ

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Location & Description

Shucknall is nestled in the heart of the Herefordshire countryside, known for its picturesque landscapes, peaceful surroundings, and strong sense of community. Despite its rural setting, the property enjoys convenient access to nearby towns and amenities. The market town of Ledbury is just a short drive away, offering a wide range of independent shops, cafés, schools, and transport links including a railway station with direct connections to Hereford, Worcester, and Birmingham. The cathedral city of Hereford is also within easy reach, providing a comprehensive selection of shopping, leisure, and educational facilities.

Property Description

A Beautifully Extended Three-Bedroom Semi-Detached Home on a Generous Third of an Acre Plot in the Idyllic Village of Shucknall, Herefordshire

Set within the rural surroundings of Shucknall - a small and highly desirable Herefordshire hamlet - this much improved and substantially extended three-bedroom semi-detached property presents a rare opportunity to acquire a spacious family home with land, views, and potential for further development.

Occupying a generous plot of over one-third of an acre, the property offers well-balanced living accommodation throughout. The ground floor features two bright and versatile reception rooms, ideal for family living or entertaining, alongside a stylish and sociable open-plan kitchen and dining area - the heart of the home. Upstairs, the property continues to impress with three well-proportioned double bedrooms, a modern family bathroom, and a principal bedroom that benefits from a private en-suite.

Externally, the home is equally well-appointed. The enclosed rear garden is well landscaped with a patio for entertaining, with uninterrupted far-reaching views across the Herefordshire countryside. A detached double garage provides excellent storage or secure parking, and the additional piggery outbuilding offers exciting potential for conversion (subject to necessary permissions) - perfect for a home office, studio, or annexe.

This is a superb opportunity to enjoy the best of country living with modern comfort, space, and potential to add even more value.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Storm porch with outside lighting and tiled flooring.

Double glazed front door and window unit opening into a spacious entrance hall with three spot down lights. Stone tiled flooring. Staircase. Open into sitting room and snug.

Sitting Room 5.55m (17ft 11in) x 4.54m (14ft 8in)

A bright dual aspect room with double glazing to the front and rear. An extension added by the current owners benefitting from two spot down lights, exposed brick chimney breast with inset gas fireplace.

Stone tiled floor with mains underfloor heating.

Snug 5.21m (16ft 10in) x 2.94m (9ft 6in)

From the entrance hall you are led into a second reception room to the front aspect with two double glazed windows. A log burner is inset into a fire place with stone hearth and wooden mantle piece with recessed cupboard and shelving and convenient wood store. Wooden floorboard with underfloor heating and four spot down lights. Opening through to...

Dining Room 4.06m (13ft 1in) x 2.48m (8ft)

With three down spot lights. Under stairs storage cupboard. Stone tiled flooring. Usefull wall and base units with a wooden work top for additional storage. Open through to...





Kitchen 5.04m (16ft 3in) x 4.18m (13ft 6in)

An extension built circa 2015 with roof lantern and two double glazed windows to the rear aspect. French doors opening onto a garden patio. Seven spot down lights and a range of wall and base units with a composite worktop and inset composite sink and half sink drainer unit with chrome mixer tap and tiled backsplash.

Coffee station with under counter storage. Bench seating with with storage. A stone tiled floor with underfloor heating. Space for fridge/freezer. Integrated Dishwasher. Electric Rangemaster with five ring gas hob.

Laundry Room

Space for washing machine and tumble dryer. Wall mounted 'Worcester Bosch' boiler. Two down lights. Storage shelving. Stone tiled flooring.

WC

With ceiling light point. Low level toilet. Ceramic sink with mixer tap and tiled backsplash. Over head cupboard housing the fuse board. Extractor fan.

To The First Floor

A generous landing with two spot down lights. Double glazed window to the rear aspect. Sizeable storage cupboard. Carpet.

Bedroom One 5.16m (16ft 8in) x 3.92m (12ft 8in)

A spacious double bedroom with plenty of built in storage. Double glazed window to the front aspect. Two built in wardrobes. Three spot down lights. Carpet. Door into:

Dressing room with double glazed window to the rear aspect. Radiator. Carpet.

Ensuite

With walk in shower and mains rainfall head. Low level toilet. Ceramic sink with chrome mixer tap. Down lights. Wall mounted mirrored cupboard and under counter cupboard. Obscure double glazed window to the rear aspect. Wood effect laminate flooring. Heated chrome towel rail. Extractor fan.

Bedroom Two 4.16m (13ft 5in) x 2.97m (9ft 7in)

A double bedroom with ceiling light pendant. Double glazed window to the front aspect. Three built in cupboards. Panelling and shelving. Radiator. Carpet.

Bedroom Three 2.94m (9ft 6in) x 2.87m (9ft 3in)

A third double bedroom with ceiling light point. Double glazed window to the front aspect. Built in wardrobe. Wood effect laminate flooring. Shelving. Radiator.

Family Bathroom

A modern and light family shower room. Four spot down lights. Obscure double glazed window to the rear aspect. Walk in double shower cubicle with rainfall shower head. Heated chrome towel rail. Low level toilet. Ceramic sink with chrome mixer tap and under counter storage cupboard. Airing cupboard with immersion tank. Fitted wall storage cupboards. Tile effect flooring.

Outside

Stepping out from the kitchen onto a paved patio with outside Belfast sink and taps with a stylish tiled backsplash. steps up onto an area laid to lawn with a gentle slop to the top of the garden. A range of mature shrubs and trees with a striking view across to **Perton Hill**. The top of the garden is host to a further patio and decked BBQ area with bench seating in front of a former Piggery stone outbuilding which acts as a useful storage facility with the potential of further development. A gate leads to a sloped front garden which is laid to lawn with well stocked and mature borders, a raised shrub planter and Green house.

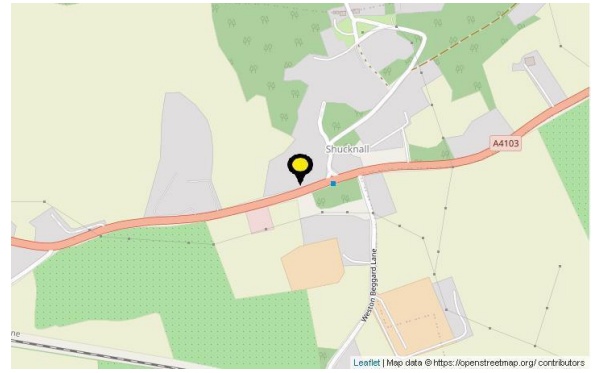
To the front of the property is a front border and hedging leading to a Storm porch entrance with light and tiled flooring.

A gravelled driveway for multiple vehicles in front of a **double garage** with canopy door. Power, lighting and a pitched roof with staircase to a boarded loft for additional storage.



Directions

From the centre of Ledbury head north on the Homend taking a left onto the A438. At the roundabout continue on the A438 and head straight over the trumpet cross roads. Travel through the village of Tarrington and take the third right hand turning. Continue on this road until reaching the T junction on the A4103. Take the first left you reach onto 'Weston Beggard Lane'. The property is the first on your left hand side.



Services

We have been advised that mains gas and electricity services are connected to the property.

We have been advised that the property is on a shared private drainage system.

This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

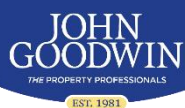
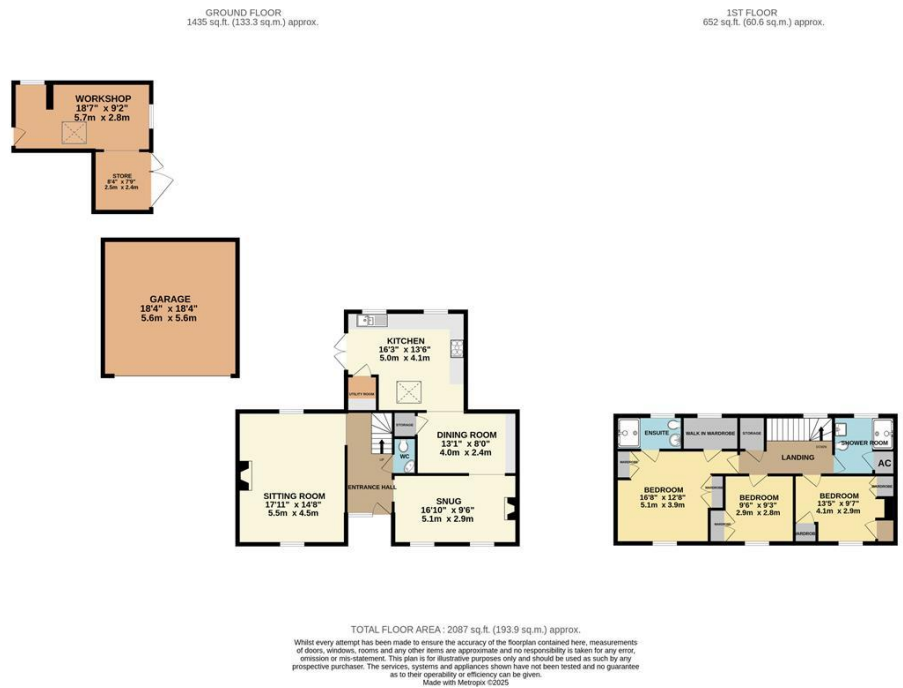
Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (73).



Ledbury Office
01531 634648

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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

