



## GREENFIELDS

ALMELEY, HEREFORD HR3 6LH

£325,000  
FREEHOLD

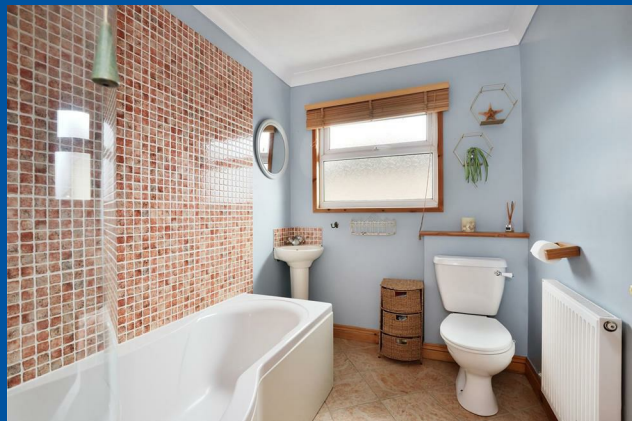
Situated within the highly sought-after village of Almeley, Greenfields is a beautifully proportioned three-bedroom detached bungalow. Combining the ease of single-story living with a generous layout and a prime location, this property is ideal for those seeking a tranquil rural lifestyle without compromising on accessibility.

Nestled within the rolling Herefordshire countryside, Almeley is a quintessential "Black and White" village that offers a rare blend of historic gravitas and a vibrant, modern community spirit. Located approximately 18 miles northwest of Hereford and 7 miles from the Welsh border, this elevated village (sitting at 400 feet) provides breathtaking, far-reaching views of the Black Mountains and the Brecon Beacons.



# GREENFIELDS

- Superb detached bungalow
- Popular village location
- 3 double bedrooms
- Modern bathroom
- Fantastic countryside views
- Viewing highly recommended



## Ground Floor

With upvc entrance door leading into

## Utility/Boot Room

With work surface space, under counter space for a washing machine and slimline dishwasher with space over for a tumble dryer, ample space for coat and shoe storage, tiled flooring, two double glazed windows and upvc door into the

## Kitchen

A farmhouse style kitchen fitted wall and base units with work surfaces over, Belfast single sink unit, space for a range style cooker with electric hob and cooker hood over, exposed brickwork, tiled floor, space for a freestanding fridge/freezer, double glazed window to the front aspect with fantastic countryside views, useful cupboard housing the oil central heating boiler and door into the

## Inner Hallway

With oak flooring, coving, ceiling light point, radiator, loft hatch with pull down ladder and doors into

## Living Room

A spacious light and airy lounge with feature woodburning stove (also can control the radiators), with exposed brick surround, wooden mantle over and tiled hearth, oak flooring, double glazed window to the side, coving, radiator and double glazed sliding doors on to the front decking, a large opening leads into the

## Dining Area

With oak flooring, coving and ceiling light point.

## Bedroom One

A spacious double bedroom with part panelled wall, two built in wardrobe cupboards, ceiling light fan, recess spotlights, coving, oak flooring and double glazed french doors out to the rear garden.

## Bedroom Two

A second good sized double bedroom with wood effect flooring, radiator, ceiling light point, coving and double glazed window to the rear.

## Bedroom Three

With oak flooring, coving, ceiling light point, radiator and double glazed window to the side aspect.

## Bathroom

Three piece suite comprising p shaped panelled bath with part tiled surround and electric shower over, low flush w/c, pedestal wash hand basin with tiled splash back, airing cupboard housing the hot water cylinder, double glazed window and ceiling light point.

## Outside

The property benefits from a gated driveway providing off road parking for several vehicles with access too the large detached garage. There is the additional benefit of a useful outbuilding with light and power, perfect for a home office or gym. The rear

garden is low maintenance laid to small area of lawn with additional stoned area.

To the front there is a raised decked area south facing with fantastic views towards the black mountains.

#### **Directions**

On entering Almeley from Woonton, pass the village hall and school on your right, continue along this lane for approximately 200 yards and the property can be found on the right-hand-side.

#### **Money Laundering**

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

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **Outgoings**

Water and drainage rates are payable.

#### **Property Services**

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

#### **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.

#### **Tenure & Possession**

Freehold - vacant possession on completion.

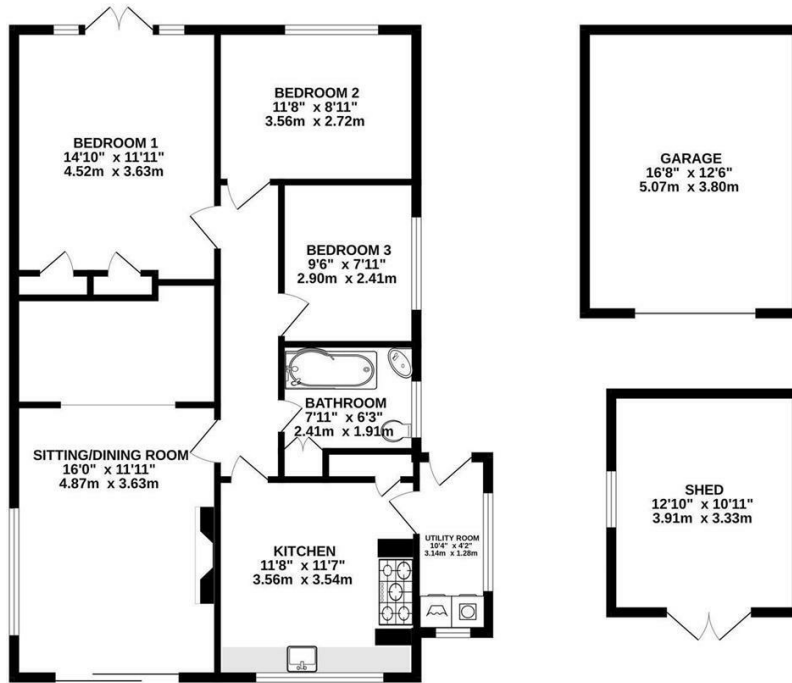
#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## GREENFIELDS



GROUND FLOOR  
1276 sq.ft. (118.6 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Herefordshire Council Tax Band: D

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

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