





THE WAIN HOUSE UPPER BOGMARSH

HEREFORD HR2 6PH

£695,000

FREEHOLD

The Wain House occupies an idyllic rural setting about a mile from the village of Holme Lacy. Originally converted from a traditional farm building in the 1990s, the property has oil central heating and double-glazing, and provides very spacious and versatile accommodation, which is full of character, and principally at ground floor level with a large first floor bedroom from which there are spectacular views. There is ample parking, a workshop and attractively landscaped and well-stocked gardens within which there is a large pond.

Flint & Cook

THE WAIN HOUSE UPPER

• Just over 1/2 an acre • Quiet rural location • Oil-fired central heating, double glazing • 4 bedrooms, 2 en-suites • Individual detached barn conversion • Spectacular views





Full Description

The Wain House occupies an idyllic rural setting about a mile from the village of Holme Lacy, with spectacular rear views over Hereford towards the Clee Hill, and well placed for access to the Cathedral City of Hereford (5 miles) and the Market Town of Ross-on-Wye (10 miles) with the M50 motorway link (jct 3).

Within Holme Lacy village there is a village hall, sports playing field and a Leisure Club, and in nearby Fownhope there is also a shop/post office, doctors surgery, butchers, 2 public houses, church and an exclusive Health and Leisure Club (Wye Leisure).

Originally converted from a traditional farm building in the 1990s, the property has oil central heating and double-glazing, and provides very spacious and versatile accommodation, which is full of character, and principally at ground floor level with a large first floor bedroom from which there are spectacular views. There is ample parking, a workshop and attractively landscaped and well-stocked gardens within which there is a large pond.

We highly recommend an inspection of this property, which is more particularly described as follows: -

Recessed porch

Flagstone floor and door to

Reception hall

Radiator, laminate flooring, 2 storage cupboards, panelled-glazed doors to the

Lounge

Clearview woodburning stove on a flagstone hearth, 2 radiators, window to side, double doors to the side patio and single door with glazed side panels to the rear balcony.

Kitchen/dining room

With oak flooring and fitted with range of Shaker-style base and wall mounted units, central island station, electric double oven, hob and extractor hood, 2 radiators, full-height ceiling with exposed timbers, 1 1/2 bowl sink unit, built-in dishwasher, 3 windows and double doors to the side garden.

Inner hall

Utility room

Part panelled walls, plumbing for washing machine, space for tumble drier, sink unit, oil-fired central heating boiler, electric fuseboard and Velux roof window.

Study

HIgh ceiling, exposed timbering, large window, radiator.

Bedroom 3

Built-in wardrobe, windows to side and rear.

Bedroom 4

Built-in wardrobe, window to rear.

The staircase leads from the entrance hall to the

First floor landing

Bedroom 1

Large window with spectacular views, radiator, built-in wardrobe, access to eaves and En-suite Shower Room having tiled shower cubicle with mains fitment and glass screen, wash hand basin and WC with cupboard under, ladder-style radiator, window.

Bedroom 2

Access to eaves storage space, radiator, Velux window and En-suite Bathroom with bath, tiled floor, part-tiled walls, wash hand basin, WC, small hatch to roof space, radiator, Velux window.

Outside

To the front of the property there is a concreted parking area and an open-plan lawned area with ornamental shrubs and railings. To the side there is a 5-bar gate leading to a further parking area with Workshop, there is also a lawned garden with a variety of ornamental and fruit trees, vegetable beds, a soft fruit cage. herb beds and Greenhouse. Immediately to the side of the property and leading from the Kitchen is a paved patio with steps down to a further patio and sun deck. To the rear of the property there is a raised lawn with particularly fine views towards Clee Hill, and a large pond. To the other side of the property there is a former brick Pigscot and pedestrian entrance gate. The whole extends to just over half an acre.

Services

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

Outgoings

Council tax band F. Water rates are payable.

Directions

From Hereford proceed initially south on the A49 towards Ross-on-Wye. At the crossroads, by the Broadleys public house, turn left towards Holme Lacy, and just before the village turn right, signposted Aconbury and Bogmarsh. The property is located on the right-hand side after 1 mile.

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

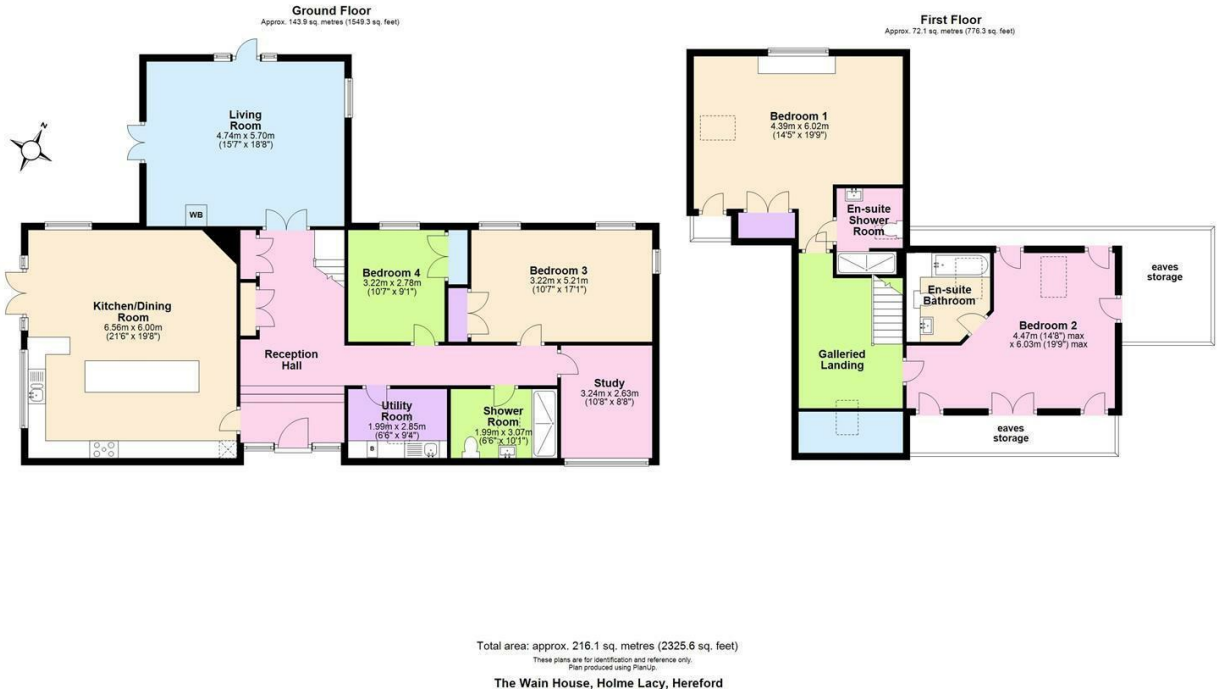
Prospective purchasers will be required to provide address verification, identification and proof of funds at the time of making an offer.

THE WAIN HOUSE UPPER







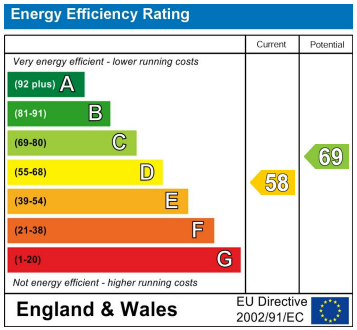


Total area: approx. 216.1 sq. metres (2325.6 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

The Wain House, Holme Lacy, Hereford





EPC Rating: D Hereford Council Tax Band: F

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