



HONEY COTTAGE 5 HUMBLE BEE PARK

HAMPTON BISHOP, HEREFORD HR1 4LG

£320,000
FREEHOLD

This attractive semi-detached barn conversion is pleasantly located close to St Andrews Church in the highly sought after village of Hampton Bishop, just 3 miles east of the Cathedral City of Hereford.



HONEY COTTAGE 5 HUMBLE BEE

- Semi-detached barn conversion • Exclusive for this location • 3 bedrooms (one en suite) • Upside down living accommodation • Gas fired central heating • Parking, garden, garage



Originally converted in the 1970s, the property has upside down accommodation with living and kitchen space on the first floor, gas central heating and double glazing. It has a garage, manageable garden and parking.

Within the village there is an active community and amenities including a church, village hall, public house and the scenic River Wye is close at hand.

Entrance Porch

Door to

Entrance Hall

With tiled floor, radiator, understairs store cupboard, door to rear porch and central heating thermostat.

Rear Porch

With light and power point and space for a tumble dryer

Bathroom

With white suite comprising bath with mixer tap and shower attachment, tiled surround, wash hand basin with cupboard underneath, tiled floor, under floor heating, WC, ladder style radiator, extractor fan and window.

Bedroom 1

With radiator and window to rear.

En Suite Shower Room

With tiled walls, under floor heating, shower cubicle with electric fitment, wash hand basin, WC, tiled floor and ladder style radiator.

Bedroom 2

With range of built-in wardrobes, radiator and window to side.

Bedroom 3

With tiled floor, fitted shelving, radiator and window to front.

A staircase leads from the Entrance Hall to

First Flooring Landing

With hatch to roof space, window to rear and walk-in storage cupboard with radiator.

Lounge

With exposed beams, two radiators and windows to front and side.

Kitchen/Dining Room

Fitted with cottage style units, electric oven, gas hob, extractor hood, built-in dishwasher, built-in washing machine, sink unit, cupboard housing the gas fired central heating boiler, radiator and windows to front and rear.

Outside

The property is approached via a raised driveway leading to a parking area and pretty lawned front garden with a range of ornamental shrubs and trees.

STORAGE SHED

To the rear there is a further paved and gravelled garden area enclosed by hedging with two rear

pedestrian gates.

GARAGE

Property Services

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

Outgoings

Water rates are payable.

Agents Note

The owners of the property pay a share of the cost of the maintenance of the shared drainage system.

Directions

What3words ///cactus.dialects.birdcage

From Hereford proceed initially towards Ledbury on the A438 then just past Hereford Fire Station turn right onto the B4224 towards Fownhope. Continue into Hampton Bishop, passing the Bunch of Carrots public house on the right hand side and then take the second turning into Whitehall Road. Follow the road around and the property is located on the right hand side just before the Thatched Cottage.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (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.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

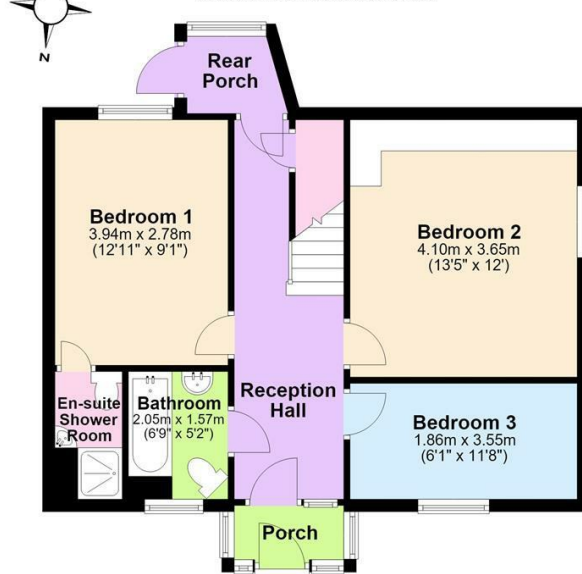
Residential lettings & property management

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.

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Ground Floor
Approx. 54.7 sq. metres (588.3 sq. feet)



First Floor
Approx. 51.5 sq. metres (554.6 sq. feet)



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)
5 Humble Bee Park, Hampton Bishop, Hereford

EPC Rating: D Hereford Council Tax Band: D



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

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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