



## 2 LLANFAIR VILLAS

HAMPTON BISHOP, HEREFORD HR1 4LF

£325,000  
FREEHOLD

This attractive semi-detached property is conveniently located on the outskirts of the highly sought after village of Hampton Bishop, with lovely views over adjoining farmland, and just 3 miles from the cathedral city of Hereford.

Within Hampton Bishop there is a public house, bus service, church, village hall and the historic river Wye runs through the village. In nearby Mordiford there is a primary school and in Fownhope is a doctor's surgery, shop/post office and exclusive health club (Wye Leisure).

Constructed in the 1930s, the property has gas central heating, double glazing and provides ideal family accommodation with ample parking, double garage and large gardens.





## 2 LLANFAIR VILLAS

- Semi detached house
- Lovely rural location
- 3 bedrooms
- Gas central heating & double glazing
- Very large gardens
- Double garage



### Entrance Porch

With door through to the

### Entrance Hall

With radiator staircase leading up to the first floor and and door to the

### Sitting Room

With storage cupboard and shelving, radiator, bay window to the front aspect.

### Dining Room

With fireplace with wooden surround and tiled inset, radiator, storage cupboard with shelving.

### Kitchen

Fitted with a range of base and wall units, walk in pantry, quarry tiled floor, radiator, window to the side, gas central heating boiler

### Utility Room

With space and plumbing for a washing machine, store cupboard and access to the lean to garden room.

### WC

With window

### First Floor Landing

With window and access hatch to the roof space

### Bedroom 1

With feature fireplace, radiator, bay window to the front with lovely views.

### Bedroom 2

With feature fireplace, radiator, window to the rear over farmland looking towards Shucknall Hill

### Bedroom 3

With radiator and window to the front.

### Bathroom

With a white suite comprising bath, wash hand basin, WC, cupboard housing the hot water cylinder with central heating programmer, window to the rear.

### Outside

The property is approached via a wide, splayed entrance drive with double gates leading to a parking area, adjacent is a

### DOUBLE GARAGE

With up and over doors, light, power, 2 windows, eaves storage and a door to the rear.

The garden to the front is stocked with a variety of ornamental shrubs. To the side there is a large lawn enclosed by hedging also well stocked with shrubs and trees. To the immediate rear is a paved patio area leading onto the vegetable garden with greenhouse and workshop.

### Property Services

Mains water, electricity and gas are connected. Gas-fired central heating. Private drainage. There is a former well water supply.

### Outgoings

Council tax band 'D' - £2,435 for 2025/2026

Water and drainage rates are payable.

## What3Words

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## Directions

From Hereford proceed towards Ledbury on the A438 and then turn right onto the B4224 towards Fownhope (Eign Road). Continue into Hampton Bishop and the property is located on the left hand side on the far side of the village just after the left turn into Church Lane.

## Viewing

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

## 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.

## 2 LLANFAIR VILLAS





Total area: approx. 137.1 sq. metres (1475.4 sq. feet)  
**2 Llanfair Villas, Hampton Bishop, Hereford**

**EPC Rating: D    Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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