



SUNDOWN FERRY LANE

FOWNHOPE, HEREFORD HR1 4NX

£449,500
FREEHOLD

This detached dormer style property is pleasantly located at the end of a quiet country lane on the outskirts of the highly favoured village of Fownhope which lies between the Cathedral City of Hereford (7 miles), the market town of Ross-on-Wye (9 miles) and M50 motorway link (Junction 2) with 4 bedrooms, 1 en-suite, large gardens, garages & spectacular views.



SUNDOWN FERRY LANE

- Individual detached dormer bungalow
- Quiet village location
- 4 bedrooms, one en suite
- Solar Panels
- Very large gardens, spectacular views
- Double and single garages



Introduction

Fownhope is a thriving village with a very active community and a range of amenities including shop/post office, butchers, public house, exclusive health and leisure club (Wye Leisure), doctors surgery, church, village hall, sports playing field, bus service, primary school and the property is also within the catchment of Bishops secondary school.

Constructed in the mid-1960s, the property would now benefit from some updating but does have replacement double glazing, solar panels, gas central heating (recently installed boiler), ample parking, double and single garages and very large gardens (extending to approximately 0.25 acre) from which are spectacular southerly views towards the River Wye. An adjacent footpath provides direct access to the river.

Door to Entrance Porch with door to

Entrance Hall

With radiator.

Lounge/Dining Room

With open fireplace with stone surround, 3 radiators, windows to side and rear and double doors to

Conservatory

Kitchen

Fitted with Oak style base and wall mounted units with work surfaces, tiled splashbacks, sink unit, built-in electric double oven and four ring hob, extractor hood,

plumbing for dishwasher, wall mounted gas fired central heating boiler, tiled floor and door to side passageway.

Utility Room

With tiled floor, base and wall mounted units, plumbing for washing machine and window.

Bedroom 1

With wardrobe, radiator and window to rear.

Bedroom 2

With wardrobe, radiator and window to side.

An open tread staircase leads from the Entrance Hall to

First Floor Landing

With airing cupboard, radiator and storage cupboard with access to eaves.

Bedroom 3

With radiator and windows to rear and side.

En Suite Shower Room

With tiled shower cubicle with electric fitment, folding screen, wash hand basin, WC and window.

Bedroom 4

Access to eave storage space, radiator and window to rear.

Outside

The gravelled driveway leads to the DOUBLE GARAGE with twin up and over doors, inspection pit, windows, light and power. Double doors lead into the ORIGINAL GARAGE with electric fuse boards, solar inverter,

window and door to side passageway with WC, log store and adjoining lean-to.

There is a very large garden which lies to the southern side of the property and is mainly laid to lawn and enclosed by hedging with a variety of ornamental shrubs and trees. There is a raised patio area, GARDEN SHED and GREENHOUSE.

Property Services

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

Agent's Note

There will be an Uplift/Overage Clause on the garden regarding future residential development.

Outgoings

Water rates are payable.

Directions

What3words ///instincts.trout.gentlemen

From Hereford city centre proceed towards Ledbury on the A438 and then turn right onto the B4224 towards Fownhope. Continue through the villages of Hampton Bishop and Mordiford to Fownhope. Just past the village stores, turn right at the small crossroads into Ferry Lane. The property can be found at the end on the right hand side.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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.

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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EPC Rating: Herefordshire Council Tax Band: D

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