



OCTOBER HOUSE BLAKEMERE

HEREFORD HR2 9PY

Asking Price £595,000
FREEHOLD

A substantial four/five-bedroom detached residence offering an exceptional opportunity for family living or multi-generational accommodation. This spacious and versatile home provides flexible living arrangements to suit a variety of lifestyles. The property can be configured as a traditional four-bedroom family home with three generous reception rooms, or alternatively as a four-bedroom home incorporating a self-contained ground-floor annexe suite, ideal for extended family members or guests.

Throughout, the accommodation is well-proportioned and thoughtfully arranged, featuring four bedrooms, five bath/shower rooms and adaptable living spaces designed to meet the needs of modern family life.

October House combines generous internal accommodation with outstanding flexibility, making it an ideal choice for those seeking a home that can adapt to changing family requirements.



OCTOBER HOUSE BLAKEMERE

- Modern detached house • Spacious & flexible accommodation throughout • Ideal home for a family/ multigenerational living • Four/Five bedrooms with five bath/shower rooms • Mature gardens & parking • Must be viewed!



Ground Floor

Accessed to the rear of the property with a canopy porch and entrance door leading into the entrance hallway

Entrance Hall

With wood effect flooring, ceiling light point, two radiators, two double glazed windows, carpeted stairs leading up and doors to

Kitchen/Dining Room

A farmhouse style kitchen fitted with a range of shaker style wall and base units, granite work surfaces with up stands, belfast sink, a freestanding range master cooker, space for a freestanding space for a fridge/freezer, double glazed window to the courtyard, tiled floor flowing through to the dining space with three double glazed windows to the front aspect, radiator, spotlights and access to the under stair storage, doors then lead to the

Living Room

A spacious lounge with wood effect flooring, central ceiling light with additional wall lights, radiator, two double glazed windows to the side with large window to the front aspect, there is a wood burning stove with feature brick surround, tiled hearth and wooden mantle over, a door then leads to the kitchen/dining room.

Porch

With tiled floor, ceiling light point, double glazed windows and doors to the front aspect.

Downstairs W/C

With low flush w/c, wash hand basin, radiator, ceiling light point and double glazed window.

Utility Room

With a range of fitted wall and base units with ample work surface space over and tiled splash backs, there is a ceramic 1 1/2 bowl sink and drainer unit, under counter space and

plumbing for a washing machine and tumble dryer, double glazed window, space for a freestanding fridge/freezer, door into the family room and door to the side porch.

Family Room

A spacious and flexible space with fitted carpet, wall mounted electric fire, central ceiling light with additional wall light, double glazed window to with double radiator under and french doors to the side with additional radiator, a door then leads to the

Office/Gym/Bedroom

Another flexible space offering a versatile accommodation with fitted carpet, ceiling light point with two additional wall lights, a radiator, double glazed window with additional window and door to the courtyard garden, a door then leads to a

Shower room comprising a modern fitted suite with corner walk in shower with tiled surround and mains fitment shower head over, pedestal wash hand basin with tiled splash back, low flush w/c, chrome heated towel rail and double glazed window.

Side Porch

With tiled floor, floor mounted oil central heating boiler, double glazed windows and door.

First Floor Landing

A spacious landing area with fitted carpet, two ceiling light points, radiator, double glazed window to the front aspect with views towards Moccas woods, there is a large airing cupboard housing the hot water cylinder, doors then leads to the

Bedroom One with Dressing Area & En-suite

A spacious main bedroom with dual aspect double glazed windows to the front and side with additional velux to the dressing area, there is a radiator and fitted carpet, the dressing area has ample space for wardrobes, recess

spotlights and a door into the

En-suite shower room comprising a modern fitted suite with corner shower, tiled surround and mains fitment rainfall shower head over, pedestal wash hand basin, low flush w/c, chrome heated towel rail and velux window.

Bedroom Two with En-suite

A second spacious double with three double glazed windows, central ceiling light, radiator, loft hatch, access to the eaves storage, a built in wardrobe cupboard and door to the ensuite shower room comprising a large walk in shower with tiled surround, pedestal wash hand basin, low flush w/c, radiator and velux window.

Bedroom Three with En-suite

A third good sized double with fitted carpet, ceiling light point, radiator, dual aspect double glazed windows to the front and side with fantastic countryside views, an opening then leads to the en-suite shower room comprising a three piece suite with fitted shower cubicle, pedestal wash hand basin, low flush w/c, radiator and double glazed window.

Bedroom Four

With fitted carpet, ceiling light point, radiator and double glazed window to the side aspect.

Bathroom

Three piece suite comprising panelled bath with part tiled surround, pedestal wash hand basin, low flush w/c, chrome heated towel rail and velux window.

Outside

To the rear there is a stoned courtyard perfect for entertaining with a raised veg bed, greenhouse and wooden storage shed. The front is approached via five bar wooden gates with additional pedestrian gate, these provide access to a large stoned driveway, a large area of lawn and paved patio. There is a fish pond, external oil tank and additional storage shed.

Directions

From Hereford proceed south on the A465 Abergavenny Road, take the right hand turning signposted for Clehonger & Madley. Proceed through both villages and continue through to Blakemere where the property is situated on the right hand side as indicated by the agents for sale sign.

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 and electricity are connected. Oil-fired central heating. Shared private drainage.

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

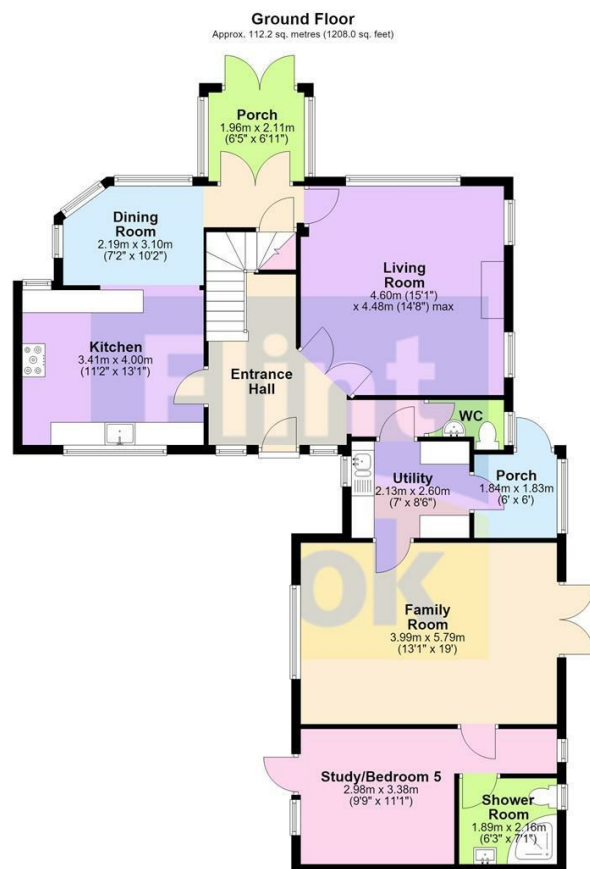
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 186.9 sq. metres (2012.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C 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

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