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Camperdown Lane, Broomy Hill, Hereford, HR4 0LL

'Privately located, off Camperdown Lane, an unique 3/4 bedroom detached residence, which offers an excellent level of versatile accommodation, walled gardens, driveway and integral annex potential'

£530,000 (Freehold)

Residential Sales

Camperdown Lane, Broomy Hill, Hereford, HR4 0LL

LOCATION
Camperdown Lane is located between Broomy Hill and Tower Road, in the Broomy Hill district, which lies conveniently just to the west of central Hereford. The locality is sought for its ease of convenience to Herefords' central facilities and amenities and its proximity to glorious Herefordshire countryside and the River Wye. Hereford as a whole offers an excellent range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION
2 Camperdown Lane is an individual detached residence which is centrally heated and double glazed. The accommodation would suit a range of occupiers and currently comprises a principal residence with hall, spacious living room, further sitting room and kitchen, bedroom and a bathroom on the ground floor with a master bedroom suite with en-suite shower room on the first floor. Attached to the property there an integral and potentially self contained annex. The property is set within mature gardens with driveway and studio area. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch
2.44m (8') x .94m (3'1)
With a 8 panel door with adjacent double glazed windows to;

Reception Hall
5.18m (17') x 2.06m (6'9)
With stairway to first floor, wall mounted thermostat, door to inner hall, door to store cupboard, radiator, door to principal living room and door to;



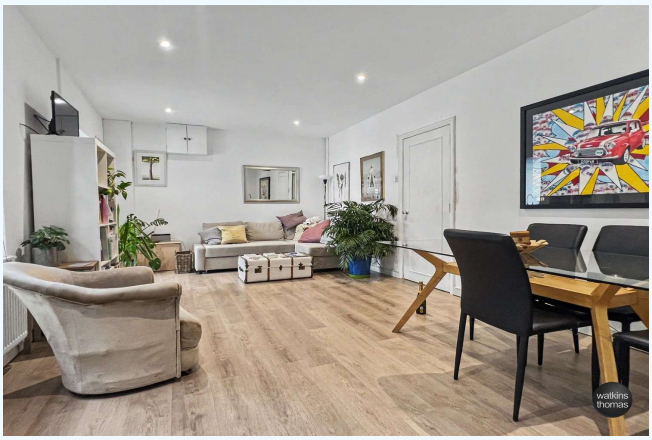


Cloakroom
1.52m (5') x .84m (2'9)
With WC and wash basin. Tiled walls, radiator and continuation of the tiled floor.

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Principal Living Room
6.05m (19'10) x 3.71m (12'2)
With sunken ceiling lights, feature double glazed sash window to the garden, radiator, wood grain effect flooring and with a 3' 7 wide opening to the kitchen and a doorway to;





Drawing Room
5.61m (18'5) x 4.11m (13'6)
With two sets of double glazed sliding patio doors either side of a chimney breast with marble inset and hearth and timber surround to an open fireplace. Sunken ceiling lights, picture rail and book shelving. Radiator and parquet flooring.

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Kitchen
4.42m (14'6) x 2.69m (8'10)
With fitted base cupboards and drawer units with working surfaces over and upstand, three sets of double glazed windows and lantern rooflights. Stainless steel sink unit with mixer tap, electric hob, built in double electric oven, sunken ceiling lights, built in fridge, built in dishwasher and washing machine. Door to rear. Breakfast bar. Contemporary style radiator.



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Inner Hall
3.68m (12'1) x .91m (3')
With continuation of the tiled floor, coving and having doors to the annexe accommodation, bathroom and;

Bedroom
3.02m (9'11) x 2.21m (7'3)
With a double glazed sash window, radiator, woodgrain effect flooring and there is a recess wardrobe area with hanging rail and a recess cupboard in which is housed the wall mounted gas fired boiler, which provides central heating and domestic hot water.

Bathroom
2.57m (8'5) x 2.21m (7'3)
With natural skylight and white suite comprising bath with shower and mixer tap and tiled surrounds. Pedestal wash basin and low level WC. Part timber cladding to walls, fitted mirror, ladder radiator.

ON THE FIRST FLOOR:

Landing
2.03m (6'8) x 1.91m (6'3)
With folding door to shower room and doors to;

Bedroom
4.8m (15'9) x 4.47m (14'8) (maximum)
A characterful room with exposed timbers, pitched ceiling, sunken ceiling lights and having a velux roof light together with two double glazed windows. Storage plinth and door to attic storage area. The principal bedroom area is approached through a potential dressing hall which measures 7' 3 by 10' 10 (maximum) with sunken ceiling lights, radiator and velux window to the rear.



Bedroom/Dressing Room
3.61m (11'10) x 2.51m (8'3)
With a double glazed window, pitched ceiling and radiator, together with sets of hanging rails.

Shower Room/Wet Room
2.08m (6'10) x 1.91m (6'3) (maximum)
This room is L-shaped in plan and has fully tiled walls, a tiled floor with shower well and a wall mounted twin headed shower unit. Extractor unit, double glazed windows and with low level WC and pedestal wash basin.

Annexe Entrance Hall/Utility
2.39m (7'10) x 1.65m (5'5)
Approached through an oak front door and with mat well, double glazed window, wall mounted electric heater, fitted storage surface with built in dishwasher below and having doors to the shower room, bedroom and;

Annexe Living Room
5.03m (16'6) x 2.95m (9'8)
With double glazed sash window to the garden, sunken ceiling lights, radiator, wood grain effect flooring and within the kitchen area there is a stainless steel sink unit, hob, recess with plumbing for washing machine and a tall broom cupboard.

Annexe Bedroom
3.23m (10'7) x 2.54m (8'4)
With a velux skylight, sunken ceiling lights, double glazed window to the garden and wall mounted electric heater.

Annexe Shower Room
1.65m (5'5) x 1.85m (6'1)
With suite comprising shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash basin, extractor unit and tiled floor. Wall mounted electric heater.

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OUTSIDE:
The property is approached through a high pair of double gates, one of which folds and runs to a parking area, which runs across the front of the property. Off the drive is the door to the annexe accommodation and to the left of the drive there is garden area with mature substantial evergreens over, together with walnut trees. There is a cultivated garden area with fruit canes and the garden area is enclosed on two sides by a high historic brick wall. Within the garden area there is a potential studio office space (21' by 13' 2) part with triplex roofing and provided with electric light and power points.

The Rear Garden
9.75m (32') x 5.44m (17'10)
Part enclosed by a historic high wall and timber panels, a south facing exclusive private area, part lawned and with patio together with outside light.



COUNCIL TAX BAND D
Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE
Broadband - Ultrafast available.

Mobile Phone Coverage - Please use https://checker.ofcom.org.uk/en-gb/mobile-coverage to verify mobile coverage of different networks at this address.

SERVICES
It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING
Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE
From the agents office in central Hereford proceed along St Nicholas Street, pass over the traffic lights into Barton Road and then take the left hand turn into Broomy Hill. Continue along Broomy Hill and take the right hand turn into Camperdown Lane and then turn immediately right and take the second right behind the folding wooden gates.

FOR FURTHER INFORMATION
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

4th September 2026
ID43462

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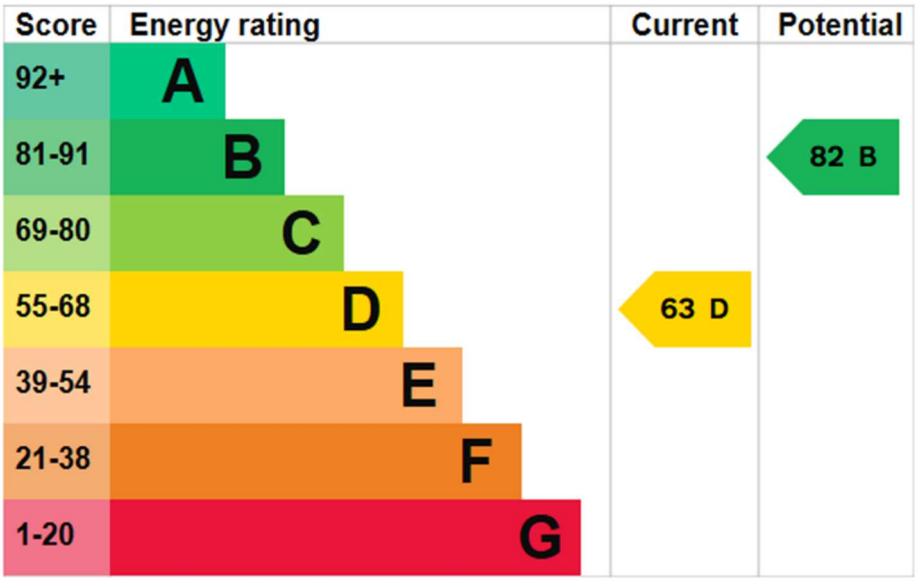
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

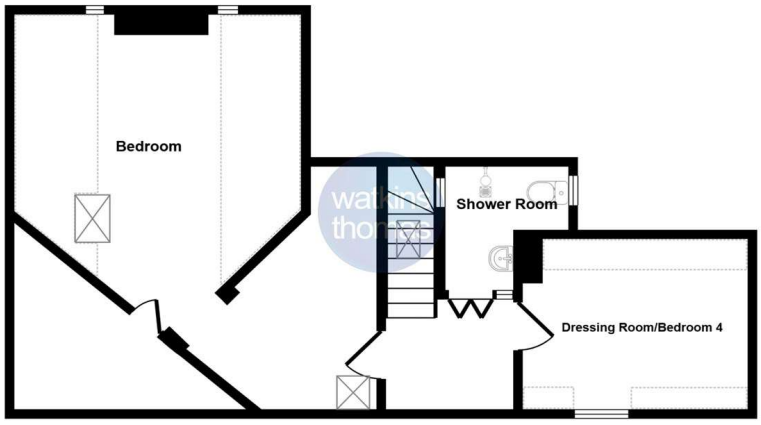


Ground Floor

Approx 116 sq m / 1244 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 51 sq m / 549 sq ft

Denotes head height below 1.5m

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