



# Pippins

Capler Lane

Fownhope

Hereford

HR1 4PJ



# Pippins, Capler Lane, Fownhope, Hereford HR1 4PJ

**Traditionally constructed in the early 1990s to an individual design, a detached modern house providing well proportioned accommodation (about 2,880<sup>2</sup> feet) in an exclusive village location with 3 double bedrooms (1 en-suite), attic room, conservatory, solar panels, double garage, excellent parking and an attractive garden with a lovely rear outlook.**

## **Location**

This attractive detached, property is located in one of the most sought after locations within the highly favoured village of Fownhope which lies between the cathedral city of Hereford (7 miles) and the market town of Ross-on-Wye (9 miles) with the M50 motorway link, the market town of Ledbury (10 miles) is also easily accessible.

Fownhope is a vibrant village with an extensive range of amenities including a shop/post office, butchers, a public house and exclusive health and leisure (Wye Leisure) a village hall, church, a doctor's surgery, sports playing field, walks along the river Wye, a primary school and the property falls into the catchment for Bishop Secondary School.

## **Oak Framed Porch**

With door through to the

## **Reception Hall**

With 2 radiators, storage/cloaks cupboard, stairs leading up and doors to the kitchen/breakfast room, lounge and dining room.

## **Downstairs Cloakroom**

With WC, wash hand basin, radiator, window and the electric fuse board.

## **Lounge**

With an inglenook style fireplace with a tiled hearth, 2 radiators and a bay window to the rear.

## **Dining Room/Study**

Fitted bookshelves, radiator and a bay window to the front.

## **Kitchen/Breakfast Room**

Fitted with a range of farmhouse style pine effect base and wall units with work surfaces and tiled splashbacks, a built in electric double oven, 4 ring gas hob with extractor hood, sink, dishwasher, 2 radiators and double doors with side windows into the

## **Conservatory**

With 2 radiators and double doors out to the garden with lovely views towards Aconbury hill.

## **Utility Room**

With base and wall mounted units, work surfaces, tiled, splashbacks, sink, washing machine, radiator, extractor fan, central heating thermostat, window, door to the rear and internal door into the

## **Double Garage**

With two up and over doors, light and power, a window, and a workshop area with the gas-fired central heating boiler and door to the rear.

## **First Floor Landing**

With hatch to the roof space, smoke alarm, radiator, airing cupboard with radiator and doors to

## **Bedroom 1**

With radiator, windows to front and an archway to the

## **Dressing Area**

Fitted with built in wardrobes and door through to the

## **En-suite Bathroom**

With bath with mains shower fitment over and folding screen, wash hand basin with cupboard under, WC, further storage with a tiled top, radiator, extractor fan and a window to the front.

## **Bedroom 2**

With a radiator, 2 built in wardrobes and a window to the rear with lovely views over the countryside.

## **Bedroom 3**

With a radiator, built in wardrobe and a window with lovely views to the rear over open farmland and a sports playing field beyond.

## **Bathroom**

With a tiled shower cubicle with mains fitment, wash hand basin with cupboard under, WC, radiator, shaver and light point, partially tiled walls, bath, store cupboard with tiled top, Velux window and door.



## Second Landing

with Velux window and door to

## Attic Room/Bedroom 4

With radiator and a window offering potential for a further bedroom - subject to the necessary planning consents.

## Outside

The property is approached by a splayed entrance leading to the front which is mainly gravel and with excellent parking and turning space and an adjoining double garage. The front garden is partly enclosed by a stone wall with a large flower bed stocked with an extensive range of ornamental shrubs. Side access via a gate leads to the lovely rear garden which is a particular feature being attractively landscaped and stocked with a range of ornamental shrubs and trees. There is a paved patio with pergola, an ornamental pond and a good sized lawn enclosed by hedging and fencing with useful outside tap and light.

## Property Services

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

## Outgoings

Water and drainage rates are payable.

## Directions

From Hereford proceed initially towards Ledbury on the A438 turning right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford and into Fownhope, just before leaving the village turn right at the crossroads (immediately before St Mary's Church) into Capler Lane and the property is located on the right hand side after about ¼ of a mile.

## What3words

grow.uncouth.transcribes

**Price - £695,000**

## Tenure & Possession

Freehold - vacant possession on completion.

## 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

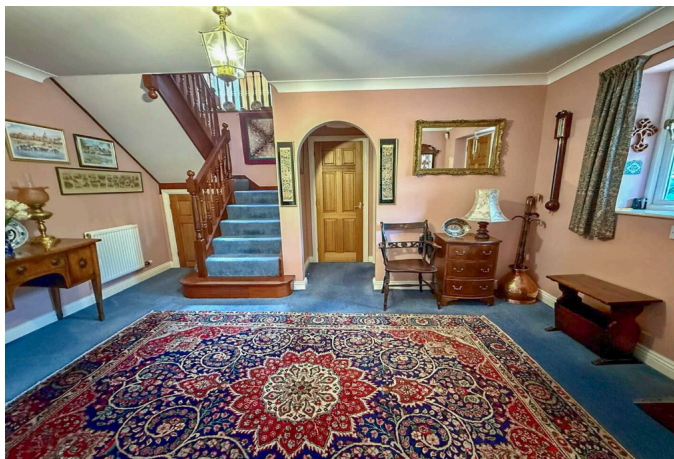
## Residential Lettings & Property Management

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.

FC001278 JRC May 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Ground Floor**

Approx. 153.9 sq. metres (1656.8 sq. feet)



**First Floor**

Approx. 113.6 sq. metres (1222.8 sq. feet)



Total area: approx. 267.5 sq. metres (2879.6 sq. feet)

**Pippins, Fownhope, Hereford**



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