



Newlands Wormelow, Hereford, Herefordshire, HR2 8EG

Asking Price £550,000



## Newlands Wormelow, Hereford, Herefordshire, HR2 8EG

Trivett Hicks is pleased to offer this 4/5 bedroom detached residence, which is set back from the road and approached by sweeping driveway. The property is situated near the village of Much Birch, located south of the City of Hereford within this rural location. Ross on Wye and the M50 are approximately 15 miles away, Much Birch has a doctor's surgery, primary school, whilst Wormelow has a village shop.

The property which has far reaching views over open countryside and towards the Black Mountains offers in more detail. Entrance hall, sitting room, living room, dining room, fitted kitchen, utility room and cloakroom to the ground floor. To the first floor four bedrooms, master bedroom having en-suite shower room, door leads to balcony with far reaching views, family bathroom again with shower and additional loft room.

The property benefits from oil fired central heating, the gardens extend to approximately half an acre which are laid lawn, with patio area and various herbaceous beds, large green house and a separate single garage/workshop. The gardens which encompass the property offer endless opportunities for the keen gardener.

### FULL DETAILS

#### ENTRANCE HALL

Glazed windows to the front aspect, radiator, parquet flooring, power points, built in storage cupboard, door to:

#### SITTING ROOM 14'2" x 10'5" (4.33m x 3.20m)

Double glazed window to the front aspect, radiator, parquet flooring, TV point, power points, dado rail, covered ceiling with feature fireplace having tiled hearth with slate mantle over.

#### DINING ROOM 12'4" x 9'3" (3.77m x 2.83m)

Double glazed window to the side aspect, radiator, ceramic tiled flooring, power points, covered ceiling, cupboard housing fuse box and electricity, opening to Fitted Kitchen.

#### FITTED KITCHEN 10'4" x 7'8" (3.16m x 2.36m)

Fitted with a matching range of solid fronted wood base and eye level units with worktop space over with underlighting, glazed display unit, display shelves, Belfast style sink unit with mixer tap, tiled splashbacks, integrated larder fridge and washing machine, space for Range cooker with extractor hood over, double glazed window to the side aspect, ceramic tiled flooring, power points and ceiling spotlights, door to:

#### LIVING ROOM 19'11" x 13'5" (6.08m x 4.11m)

Double glazed window to the side and rear aspect, double radiator, power points, covered ceiling, feature brick built fireplace with tiled hearth and wooden mantle over, shelving, double glazed door to the rear garden, door to:

#### INNER HALLWAY

Stairs to the first floor

#### UTILITY ROOM 9'4" x 7'5" (2.87m x 2.27m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for washing machine and tumble dryer, double glazed window to the rear aspect, ceramic tiled flooring, power points, covered ceiling, floor mounted oil-fired boiler serving heating system and domestic hot water with heating timer control.

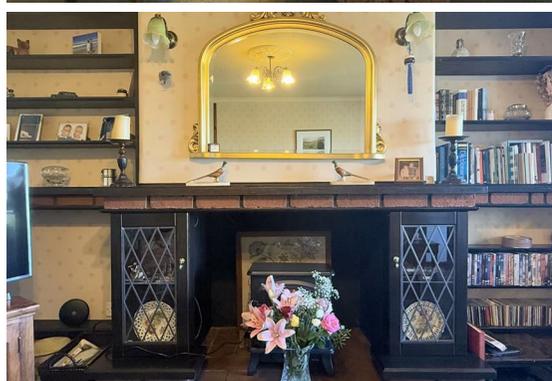
#### CLOAKROOM

Obscure glazed window to the side aspect, fitted with two piece suite comprising wash hand basin with tiled splashbacks, low-level WC, ceramic tiled flooring and door to:

#### FIRST FLOOR

#### LANDING

Fitted airing cupboard with shelving





#### **BEDROOM 15'6" x 13'1" (4.73m x 4.01m)**

Double glazed window to the rear and side aspect, fitted bedroom suite comprising, wardrobes, leaded glass display cupboard and bedside units and shelving, radiator, power points, folding door to:

From bedroom door leads Balcony with far reaching views over open countryside.

#### **EN-SUITE SHOWER ROOM**

Fitted with two piece suite comprising tiled shower cubicle with fitted shower and glass screen, wash hand basin in vanity unit with cupboards under, heated towel rail, extractor fan tiled surround, radiator, ceramic tiled flooring with ceiling spotlights.

#### **BEDROOM 2 13'6" x 12'7" (4.14m x 3.85m)**

Double glazed window to the rear aspect, radiator, exposed floorboards, power points and picture rail.

#### **BEDROOM 3 14'0" x 10'4" (4.28m x 3.15m)**

Double glazed window to the front aspect, radiator, exposed floorboards, power points, coved ceiling and fitted double wardrobe.

#### **BEDROOM 4 9'11" x 8'2" (3.04m x 2.51m)**

Double glazed window to the front aspect, radiator, power points, picture rail and fitted double wardrobe.

#### **LOFT ROOM 17'7" x 9'4" (5.37m x 2.87m)**

Glazed window to the side and rear aspect with open countryside, radiator, power points and eaves space.

#### **BATHROOM**

Fitted with three piece suite comprising bath with hand shower attachment over with in additional fitted power shower and glass screen, wash hand basin in vanity unit with cupboards under, fully tiled surround, heated towel rail, extractor fan, double glazed window to the side aspect, oak style vinyl flooring and ceiling spotlights.

#### **OUTSIDE**

The property is approached initially by shared driveway, which then leads to its own extensive sweeping driveway leading to double garage 5.55m (18'3") x 4.35m (14'3") max, glazed window to the rear and side aspect, up and over door, power points, base units, stainless steel sink unit and fitted storage cupboard with sliding door. The gardens which amount to approximately half an acre with extensive large lawn area, flower beds, shrub beds, patio area, pond, green house, additional single garage used as workshop and wood store.

#### **DOUBLE GARAGE 18'2" x 14'3" (5.55m x 4.35m)**

Glazed window to the and side rear aspect, up and over door, power points, fitted base unit, stainless steel sink unit with cold water tap, sliding door gives access to storage cupboard.

#### **TENURE**

Freehold

The property has possessory title, please discuss with agent.

#### **COUNCIL TAX**

Band E £2786.89 2024-2025 (A reduction may be applicable for single occupancy)

#### **LOCAL AUTHORITY**

Herefordshire Council Tel no: 01432 260000

#### **AGENTS NOTE**

To the front of the property there is a separate area of common land. This area is outside the boundary line of Newlands, so has no direct impact on Newlands own grounds.

#### **TO VIEW**

Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

#### **DIRECTIONS**

Leave Hereford on the A49 passing the Callow Marsh Renault on your right hand side. Proceed up the Callow then take the turning right A466 signposted Wormelow & Monmouth. Proceed along this road after a very short distance you will see a sign saying A466 again after a very short distance you will see a left bend arrow on the right hand side of the road. The turning into the driveway is just before this, take this turn right and bear right into the driveway which sweeps to the right.

#### **MONEY LAUNDERING REGULATIONS**

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

#### **N.B**

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would



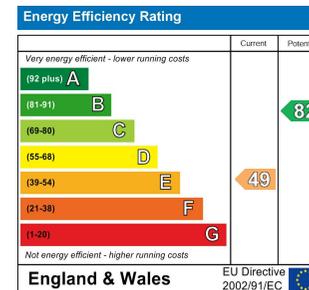
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Hereford**  
T 01432 274300  
E hereford@trivett-hicks.com  
10 St. Peters Street  
Hereford  
HR1 2LE

**Directors**  
Jason Hicks MNAEA  
Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

**Ross-on-Wye**  
T 01989 768666 F 01989 764185  
E ross@trivett-hicks.com  
53 Broad Street  
Ross-on-Wye  
HR9 7DY