



FUGGLE HOUSE 8 OLD HOP YARD BRIERLEY, LEOMINSTER HR6 0RN

£650,000
FREEHOLD

Fuggle House, a superb four bedroom modern detached family home set within the small hamlet of Brierley approximately 2 miles south of Leominster & 10 Miles north of Hereford offering fantastic countryside living with views of rolling countryside but within easy reach of amenities. The property which offers spacious accommodation throughout benefits from underfloor heating to the ground floor, a double garage, driveway parking, a good sized rear garden and briefly comprises four bedrooms with one en-suite & family bathroom to the first floor with a fantastic kitchen/dining area with a utility room, a spacious lounge, flexible study space and a downstairs W/. The property has the added benefit of being sold with no onward chain and offers ideal family accommodation.



FUGGLE HOUSE 8 OLD HOP YARD

- Spacious modern detached family home
- Four bedrooms with one en-suite & family bathroom
- Double garage, enclosed garden & driveway parking
- Fantastic rural location
- Sold with no onward chain
- Spacious kitchen/dining room, lounge & additional study



Kitchen/Dining Room

This spacious kitchen and dining area measures 6.44 by 6.44 metres at its maximum and offers a modern and elegant design. It features sleek grey cabinetry with chrome handles, ample work surfaces including a central island, and integrated appliances. Large windows and a set of patio doors provide plenty of natural light and a view over the garden. The open layout connects seamlessly with the garden, making it ideal for entertaining and family meals.

Living Room

The living room is a generous space measuring 6.44 by 5.55 metres, featuring a modern inset fireplace within a clean white wall. Natural light floods the room through large patio doors and windows overlooking the garden. Neutral walls and flooring create a bright, airy atmosphere perfect for relaxing or entertaining.

Utility Room

The utility room is compact yet practical, fitted with grey cabinetry providing storage beneath the work surface and a window above the sink allowing for natural light.

Study

The study is a well-proportioned room measuring 4.20 by 3.13 metres with a window to the outside, offering a quiet space suitable for working from home or as a reading room. The neutral decor and flooring create a calm and inviting environment.

Hallway

The hallway welcomes you with a wide, bright space featuring light flooring and neutral walls. The staircase has a white balustrade with a natural wood handrail, leading to the first floor. There are wooden doors along the hall providing access to other rooms.

Bedroom 1

Bedroom 1 is a large, bright room measuring 6.40 by 4.16 metres, featuring soft carpeting and a wide window that fills the space with natural light. It benefits from an ensuite shower room providing privacy and convenience.

Bedroom 2

Bedroom 2 is a substantial room measuring 6.44 by 3.88 metres at its maximum, carpeted and with a large window allowing good daylight. It offers a versatile space that could be adapted for various purposes.

Bedroom 3

Bedroom 3 provides a comfortable room with carpeted flooring and a window offering garden views. It measures 4.22 by 3.89 metres at its maximum and enjoys natural light through a skylight feature, adding character to the room.

Bedroom 4

Bedroom 4 is a cosy carpeted room measuring 4.20 by 3.13 metres with a window, suitable as a child's bedroom or guest room.

Bathroom

The main bathroom is spacious and modern with tiled walls and floors in neutral tones. It features a bath and a separate shower cubicle with glass doors, alongside a double sink vanity unit and a window for natural light and ventilation.

Ensuite

The ensuite shower room attached to Bedroom 1 is fitted with a large glass shower cubicle and a modern vanity unit with twin sinks. The space is bright with a window and has contemporary tiled walls and floors.

WC

There is a separate WC on the ground floor, featuring a modern suite with a small window and half-height tiling in neutral tones.

Landing

The landing is bright and airy with carpeted flooring and a window providing natural light. Doors lead off to the bedrooms and bathrooms on the first floor, while the stairway descends to the ground floor.

Rear Garden

The rear garden is extensive, featuring a newly laid paved patio area that runs along the back of the house and gives way to a large, well-maintained lawn bordered by mature hedgerows and fencing, providing privacy and a pleasant outdoor space for relaxing or entertaining.

Double Garage

The double garage measures 6.34 by 6.06 metres and features traditional wooden doors with iron fittings, offering ample space for vehicles and storage.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Property Services

Mains water, electricity, drainage are connected. LPG central heating.

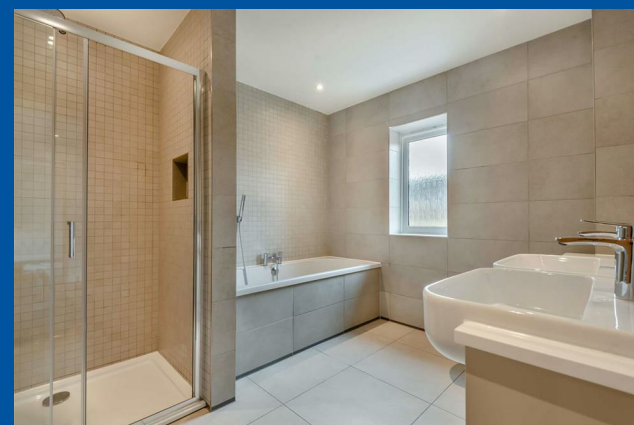
Residential lettings & property management

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.

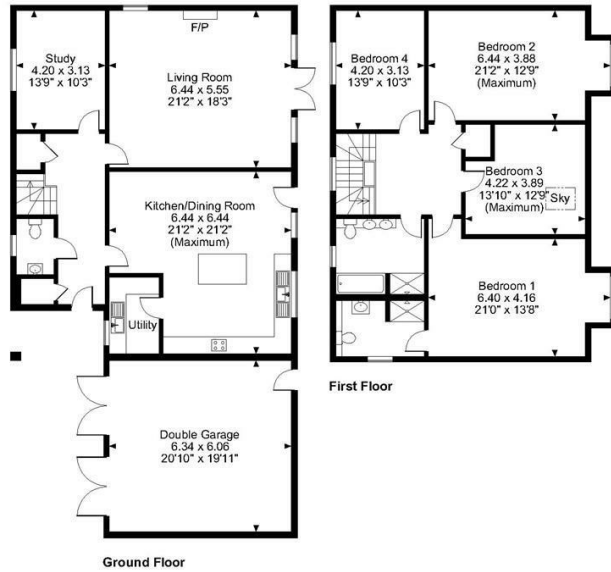
Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

FUGGLE HOUSE 8 OLD HOP YARD



Fuggle House, Old Hop Yard
Approximate Gross Internal Area
Main House = 2381 Sq Ft/221 Sq M
Garage = 420 Sq Ft/39 Sq M
Total = 2801 Sq Ft/260 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | | |
| (69-80) C | | 78 | |
| (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 Herefordshire 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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