



## BUNNS LANE FARMHOUSE MOORHAMPTON

HEREFORD HR4 7BD

£425,000  
FREEHOLD

Situated in rural Herefordshire within the hamlet of Moorhampton, a deceptively spacious semi detached Grade II listed character property offering ideal family accommodation. The property boasts a wealth of character throughout while offering modern living. Moorhampton is situated roughly 10 miles from the City of Hereford where there are an extensive range of amenities but the nearby village of Weobley is situated just a short drive away which offers a range of amenities to include, primary & high schools, shop, public house, takeaway, doctors surgery, dentist, a daily bus service and surrounding the property are fantastic countryside walks. The property itself offers spacious and flexible living accommodation and comprises 3/4 bedrooms, two receptions, kitchen/dining room, 2 bathrooms, off road parking, a fantastic garden and we highly recommend an internal inspection.





# BUNNS LANE FARMHOUSE

- Grade II Listed • Must be viewed! • Spacious living accommodation • Off road parking & fantastic rear garden • Ideal family/retirement home • 3/4 bedroom semi detached character property



## Full Description

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The property itself offers spacious and flexible living accommodation and comprises 3/4 bedrooms, two receptions, kitchen/dining room, 2 bathrooms, off road parking, a fantastic garden and we highly recommend an internal inspection.

## Ground floor

From the off road parking area, to the rear garden, a door leads into the

## Kitchen/Dining Room

With farmhouse style fitted wall and base units, ample roll top work surfaces, belfast sink, freestanding electric cooker, cupboard storage with space for undercounter fridge, freezer, washing machine, tumble dryer and dishwasher, radiator, five ceiling light points, three double glazed windows and door out to the rear garden, tiled splash backs, tiled floor and door into the lobby.

## Lobby

With tiled floor, useful storage cupboard, recess spotlight and doors to

## Bedroom 4/ Office

With solid wood flooring, light point, 3 single glazed windows to the rear garden, built in wardrobes and built in desk unit providing a flexible space.

## Lounge

With exposed wooden floorboards, two radiators, single glazed window to the front aspect with secondary glazing, wooden door leading to the front, character beams running throughout, inglenook style fireplace with wood burning stove, stone hearth and wooden mantle over, door with stairs leading to the first floor, door into the inner hallway and door leading to the

## Dining Room

With fitted carpet, character beams, two single glazed windows, radiator, two useful storage cupboard and feature fireplace with stone hearth.

## Inner Hallway

With fitted carpet, wall light, single glazed door to the rear, radiator and carpeted stairs leading up to the main bedroom and doors into

## Bathroom

Three piece suite comprising roll top bath with tiled surround and part tiled floor, flow flush w/c, pedestal wash hand basin, laminate flooring, radiator, ceiling light point, two windows with fitted blinds, electric heater and extractor.

## Shower Room

With corner fitted shower cubicle, electric shower, tiled surround and glass sliding door, low flush w/c, pedestal wash hand basin, radiator, tiled floor, single glazed window with fitted blind, ceiling light point, alcove with fitted shelving and extractor.

### First floor landing

With fitted carpet, radiator, single glazed window to the rear garden with secondary glazing, two useful storage cupboards, loft hatch, character beams and doors into

### Bedroom 2

With fitted carpet, radiator, wall light, large fitted wardrobe with 4 double opening doors, single glazed window with secondary glazing to the inside and lockable door with access into the main bedroom.

### Bedroom 3

With fitted carpet, radiator, character beams running throughout, single glazed window with secondary glazing and opening into 'the den' with fitted carpet, double wardrobe, cupboard housing the hot water cylinder and desk area with storage.

### Bedroom 1

With fitted carpet, radiator, wall light, single glazed window with secondary glazing to the inside, fitted wardrobes with two sets of double opening doors and one single and door to the separate stair case leading from the inner hallway.

### Outside

The property has two accesses, a pedestrian access off the main road leading through an iron gate leading into a front lawned garden with access to the original front door leading into the lounge. There is a side access gate leading to the rear of the property. Approximately 100 yards past the property, a left turn provides access into a shared private driveway leading to the stoned off road parking area. This provides access into the good sized rear garden, and access into the large wooden storage shed with double opening doors and power. The rear garden is a fantastic space for the whole

family with a large paved patio area with steps leading down to a large lawned area. There are two further paved patio areas, a wood store, a further wooden storage shed with power, greenhouse, a feature well (currently not supplying water) and external oil boiler.

### Directions

Proceed west out of Hereford along Whitecross Road, take the second exit at the monument roundabout heading onto Kings Acre Road, proceed and take the left turning before Kings Acre Cars towards Credenhill, at the next roundabout take the second exit and continue along this road for approximately 6 1/2 miles and the property is situated on the left hand side as indicated by the agents for sale board.

### Services

Oil fired central heating. Shared private drainage system (septic tank). Mains water and electricity are connected.

### Tenure & Possession

Freehold - vacant possession on completion.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

### Outgoings

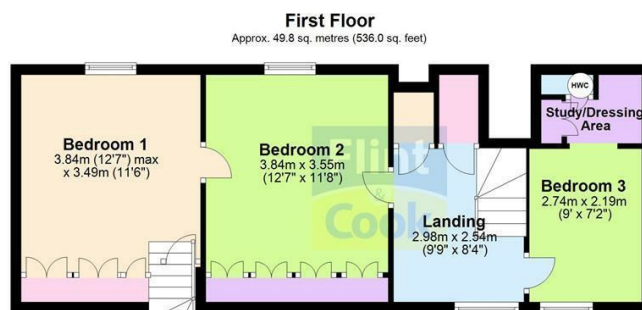
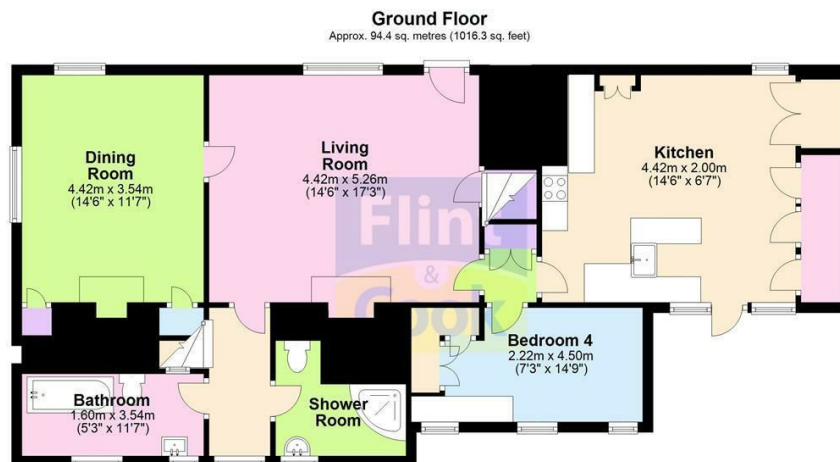
Council Tax Band 'D' Amount payable 2024/25 £2,330  
Water rates are payable.

### Money Laundering

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

## BUNNS LANE FARMHOUSE





Total area: approx. 144.2 sq. metres (1552.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



**EPC Rating: Council Tax Band: D**

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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

