

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



71 Port House Rise, HR7 4FS

Guide Price **£217,500**

Beautifully presented two-bedroom home with landscaped garden, excellent parking and stunning countryside views in the popular Porthouse Rise development. EPC - B

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London





Bromyard offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles away. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

A beautifully presented two-bedroom home in the popular Porthouse Rise development, offering well-planned accommodation, attractive gardens and excellent outdoor space. The property opens into a welcoming entrance hall leading to a contemporary dining kitchen, fitted with a range of wall and base units, integrated fridge freezer, electric oven and induction hob. The kitchen flows through to the inner hall and a comfortable sitting room, featuring wood-effect flooring and French doors opening directly onto the beautifully landscaped rear garden. A useful cloakroom completes the ground floor. To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from an extensive range of fitted wardrobes, alongside a modern family bathroom.

Outside, the property is particularly impressive, with a thoughtfully landscaped and enclosed rear garden designed for both relaxation and entertaining. There are paved and terraced seating areas, a lawn, sheltered pergola and a useful outdoor bar, together with a timber shed, external lighting, water supply and gated side access. The front garden is attractively planted with mature raised beds and ornamental grasses, while a tandem driveway provides off-road parking for multiple vehicles. The property also benefits from immediate access to nearby footpaths and countryside, with rural views towards Bromyard, making it an appealing choice for those seeking a well-presented home with excellent outdoor space in a desirable setting.





Entrance Hall - A storm porch with a composite entrance door opens into the welcoming entrance hall, having radiator, fitted carpet and a ceiling light point. Turning staircase rises to the first floor, with a door leading into the dining kitchen.

Kitchen Dining Room - A well-appointed dining kitchen fitted with a contemporary range of wall and base units, incorporating an integrated fridge freezer and under-counter electric oven with four-ring induction hob and glazed splashback. Inset quartz-effect laminate worktops incorporate a stainless steel sink and half-bowl drainer. There is space and plumbing for a washing machine.

The kitchen is finished with tile-effect vinyl flooring and benefits from a large front-facing double-glazed window with fitted blind, spot downlighting, radiator and a fitted Ideal combination boiler. An opening leads through to the inner hall, with doors off to the cloakroom/WC and sitting room.

Sitting Room - A comfortable reception room with wood-effect laminate flooring, television point, ceiling light point and radiator. Rear-facing French doors provide direct access onto the patio and rear garden, allowing plenty of natural light into the room.

Cloakroom - Fitted with a low-level WC and corner wash hand basin with tiled splashback. There is a radiator, ceiling light point and tile-effect vinyl flooring.

First Floor Landing - The first-floor landing has fitted carpet, radiator, ceiling light point and a side-facing double-glazed window. Doors lead to both bedrooms and the family bathroom.



Bedroom One - A good-sized double bedroom with rear-facing double-glazed window and fitted blinds. The room benefits from an extensive range of full-length fitted wardrobes, together with carpet, radiator and ceiling light point.

Bedroom Two - A further double bedroom with front-facing double-glazed window enjoying an outlook towards the adjoining green space, with radiator positioned beneath. The room has fitted carpet, ceiling light point and television point. Useful over-stairs storage cupboard houses the fuse board.

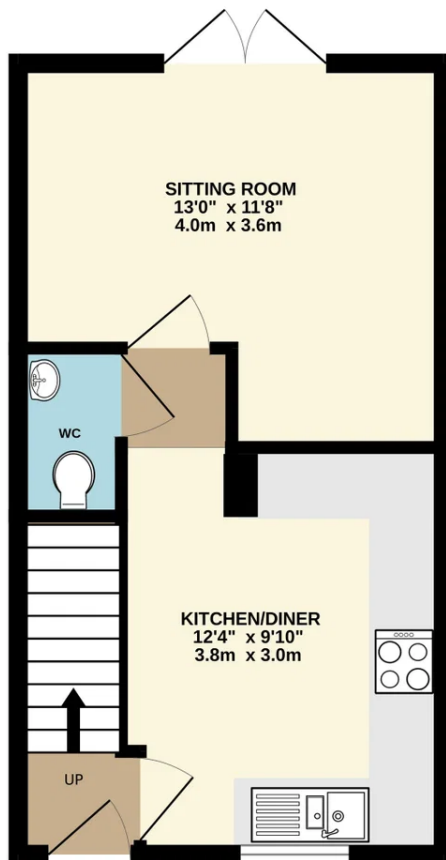
Family Bathroom - The family bathroom is fitted with a panelled bath with mains-fed shower over and tiled surround, wash hand basin with chrome mixer tap and tiled splashback, and low-level WC. Chrome heated towel rail, ceiling light point and tile-effect vinyl flooring complete the room.

Outside and Garden - The property is complemented by a particularly well-maintained and thoughtfully landscaped enclosed rear garden. A paved patio and further terraced areas provide a number of seating spaces, adjoining an area of lawn. A wooden pergola creates a sheltered entertaining area over the main patio, alongside a useful wooden outdoor bar.

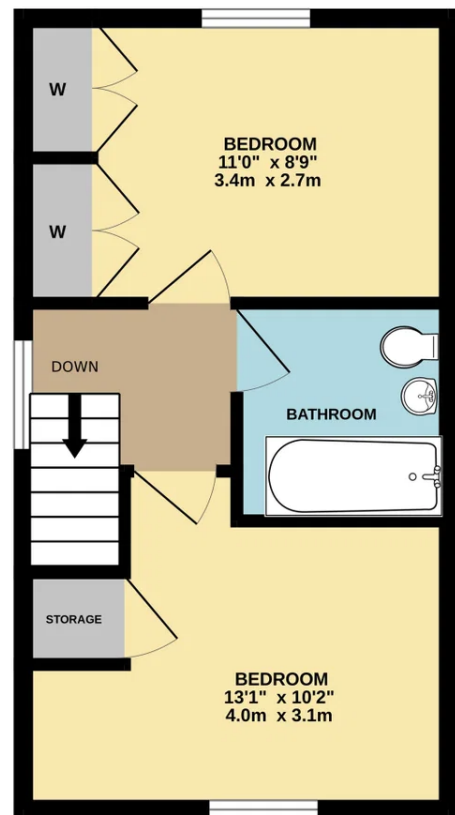
The garden also benefits from a useful timber shed, gated side access, water supply and external lighting. A feature pear tree provides an attractive focal point within the garden. To the front, the garden is laid predominantly to slate and incorporates mature, well-stocked raised beds planted with a variety of ornamental grasses and established planting. A prominent vine climbs over the storm porch, adding further character. A tandem tarmac driveway provides off-road parking for multiple vehicles and benefits from gated side access. The property also enjoys immediate access to nearby footpaths, making the location particularly convenient for dog walkers and those wishing to enjoy the surrounding countryside and green spaces, with rural views towards Bromyard.



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services - We have been advised that mains (gas, electricity, drainage and water) are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure - Freehold

We are advised (subject to legal verification) that the property is freehold.

General - Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewings - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax - COUNCIL TAX BAND "B" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC - The EPC rating for this property is B (83).