



# Cloud Nine

Checkley  
Hereford  
HR1 4NA



# Cloud Nine, Checkley, Herefordshire HR1 4NA

**An individual detached period property in a glorious rural location with truly spectacular views, over 2000 square feet incorporating a self-contained apartment and gardens and grounds extending to about 1.36 acres.**

Cloud Nine is an attractive, detached period property in an elevated position with breathtaking views, situated in the exclusive village of Checkley. The village lies within the "Golden Triangle", between the cathedral city of Hereford (6 miles) and the market towns of Ross-on-Wye (9 miles) and Ledbury (8 miles), both of which provide access to the M50 motorway.

Checkley has an active community with a church and village hall, and the area is noted for its many footpaths and woodland walks, with close proximity to the rivers Lugg and Wye. Amenities are available in the nearby villages of Mordiford, where there is a primary school and public house; Woolhope, which has a village hall, tennis and cricket clubs, and public houses; and Fownhope, where there is a shop/post office, butchers, sports playing field, doctor's surgery, and an exclusive health and leisure centre (Wye Leisure).

The original stone cottage has been substantially extended, and Cloud 9 now provides spacious accommodation (over 2,000 square feet) arranged over three levels, plus a cellar. The property offers versatility and incorporates a self-contained apartment, with a particular feature being the hardwood conservatory.

There is excellent parking, along with gardens and grounds which are sloping but take full advantage of the views, extending to approximately 1.36 acres.

## **Entrance Porch**

Accessed through a stable door and having a radiator, bench seat with storage under, window, and a partially glazed door into the:

## **Sitting Room**

With a wood-burning stove on a raised hearth, feature fireplace, exposed ceiling timbers, two radiators, two windows to the front, patio doors to a faux balcony, and access to the cellar.

## **Living Room**

With a full-height ceiling and painted ceiling timbers, radiator, Velux window, and a large window with panoramic views.

Steps lead from the living room to the:

## **Kitchen/Breakfast Room**

Fitted with traditional-style base and wall-mounted units with work surfaces and tiled splashbacks, a 1½ bowl sink, built-in electric oven, four-ring hob with extractor hood, a dresser-style unit, built-in refrigerator, and built-in dishwasher. There is a recess with radiator, a full-height ceiling, windows to the front and side, and patio doors to the courtyard.

## **Utility Room**

With matching storage units, a Belfast sink with beech draining board and mixer tap, radiator, window, and stable door to the side.

A stable door leads from the kitchen into the:

## **Dining Room – Conservatory**

Of hardwood construction and double glazed, with hardwood flooring, two radiators, and double doors opening to the garden. A lovely room which takes full advantage of the spectacular views.

Steps rise from the kitchen, via a door, to an:

## **Inner Landing**

With radiator and doors to:

## **Bedroom 1**

With a full height ceiling, exposed timbering, large fitted wardrobes, radiator, window to front and double doors to a Juliet balcony.

## **Bathroom**

Fitted with a white suite comprising a bath, wash hand basin, WC, separate tiled shower cubicle with large screen and electric fitment, ladder style radiator, part panelled walls, window with shutter, and a tiled floor.

A spiral staircase leads from the lounge to the

## **Lower Ground Hall**

With radiator, walk in storage cupboard with window and doors to

## **Bedroom 2**

With feature painted ceiling timbers, a radiator, fitted wardrobe, window to the front and a door to side leading to a seating area and external steps.

## **En-suite Shower Room**

With a tiled shower cubicle with electric fitment, wash hand basin, WC tiled floor, extractor fan and window.

## **Bedroom 3**

With radiator, window to front, storage cupboard, door to front and access to the

## **En-suite Shower Room**

With tiled shower cubicle and electric shower, wash hand basin, WC, tiled floor, extractor fan and window.

### Self-Contained Apartment

Situated on the lowest level of the property the apartment comprises

#### Kitchen/Living Room

With fitted storage units with work surfaces and sink, laminate flooring, radiator and a window to front.

#### Shower Room

With a tiled shower cubicle with electric fitment, wash hand basin, WC and extractor fan.

#### Bedroom

With laminate flooring, radiator and window to the front.

#### Outside

The property stands in approximately 1.36 acres of sloping gardens and grounds which include a water feature a range of ornamental shrubs and trees, vegetable garden greenhouse and garden sheds. Beyond the property is a separate driveway which sweeps around to a parking and turning area.

There is a useful, outside light, taps, external boiler and cupboard housing the water softener.

#### Services

Private water supply and drainage, oil-fired central heating.

#### What3Words

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#### 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

#### Tenure & Possession

Freehold - vacant possession on completion.

#### Money Laundering Regulations

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

FC001211 April 2026



Kitchen/Living Room



Kitchen/Living Room



Bedroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



**Lowest Ground Floor**  
Approx. 20.4 sq. metres (219.6 sq. feet)



**Lower Ground Floor**  
Approx. 31.4 sq. metres (337.7 sq. feet)



**Ground Floor**  
Approx. 109.9 sq. metres (1183.2 sq. feet)



**First Floor**  
Approx. 25.2 sq. metres (271.2 sq. feet)



Total area: approx. 186.9 sq. metres (2011.7 sq. feet)  
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