



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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With superb views from the rear over rolling countryside to distant hills. Joining a by-road in popular hamlet approx. 6 miles Bromyard and 8 Hereford.

A Spacious Extended Four-Bedroom Detached Bungalow set in Good-Sized Attractive Mature Gardens. Oil-Fired Central Heating, uPVC Double Glazing, South Facing Garden Room, Two Shower Rooms and 16 Solar Panels.

**WALNESS
BURLEY GATE
HEREFORD
HR1 3QS**



Comprising

Entrance Hall, 20' Lounge, 31' Kitchen/Dining/Sitting Area, Utility, Rear Hall, Garden Room, Four Bedrooms, Two Shower Rooms, Large Double Garage, Summerhouse, Garden Shed, Ample Parking, Good-Sized Mature Gardens. EPC - D

Offers in the region of £495,000

Walness, Burley Gate, HEREFORD HR1 3QS

WALNESS joins the by-road leading from Burley Gate to Bishops Frome just a comfortable walk away from the shop, village hall, primary school and the bus stop for the regular Hereford/Bromyard service. It is about 6 miles from Bromyard, with all its local services, 9 from Hereford and 11 Leominster. It is in the parish of Much Cowarne which has its own interesting historic church.



This large detached bungalow is surrounded by the most attractively laid out gardens with many ornamental and flowering shrubs and trees, lawns and paved terrace.

From the rear and the garden room, there are superb views to the south over the rolling east Herefordshire countryside to the Stoke Edith and Tarrington Hills.

The bungalow has a uPVC frame garden room with solid roof, uPVC frame double glazed windows, full oil-fired central heating to radiators with thermostats, two shower rooms, fitted carpets, 31ft kitchen/dining/sitting area, 20ft lounge and attached large double garage/workshop. The utility room, shower room and fourth bedroom, all on the west side of the bungalow, would make an ideal 'granny annexe'.

On the south facing roof, there are 16 solar panels. Outside, there is a good-sized parking area, summerhouse and useful shed.

N. B. Only a viewing will allow one to appreciate the spacious accommodation, the gardens and spectacular views from the rear.

The accommodation, with approximate measurements, comprises:-

Inset porch and double glazed front door, with windows each side, to spacious

RECEPTION HALL (13'6" x 8'1")



with board style laminate floor, radiator, access to loft space and door to

SITTING/DINING/KITCHEN (31'1" x 10'0")



In the sitting/dining area there is fitted carpet,



radiator, window with views to the south.



A peninsular unit separates the kitchen area which has a range of base and wall units of cupboards and drawers, integral fridge, larder fridge, dishwasher and double oven.



Granite effect work surfaces with tiled splashback, inset 1.5 bowl sink and mixer tap, four-ring electric hob and extractor over. Board style laminate floor, access to loft space and two south facing windows with lovely views over open fields to distant hills.

From the dining area, double doors to

LOUNGE (20'8" x 10'5" plus bay window)



Timber fireplace surround with tiled hearth housing a wood burning stove, fitted carpet, three radiators, central heating thermostat, two windows to the front.

From the dining area, French doors to

GARDEN ROOM (11'2" x 10'3")



of low brick walls, uPVC frame double glazed windows on three sides with double doors to garden and solid insulated ceiling. Power points and two wall lights.



N. B. From this room, there are panoramic south facing views over the rear garden to open fields and the distant hills.

From the kitchen area, a door to

SIDE HALL with radiator.

SHOWER ROOM



with glazed door to tiled shower, hand basin, WC, ladder style towel rail and window.

UTILITY ROOM (8'9" x 7'4")



Range of base and wall units of cupboards and drawers, space and plumbing for appliances, wood work surface with tiled splashback and inset Belfast sink. Vinyl floor, window and Worcester oil-fired combi-boiler.

BEDROOM 4/STUDY (11'2" x 10'3")



Fitted carpet, radiator, telephone point for computer, access to loft space, windows and door to rear.

From the hall, doors to

BEDROOM 1 (16'11" x 10'6")



Fitted carpet, large wardrobe, two radiators,



French doors to the rear garden having delightful views to open countryside.

BEDROOM 2 (18'10" x 10'0")



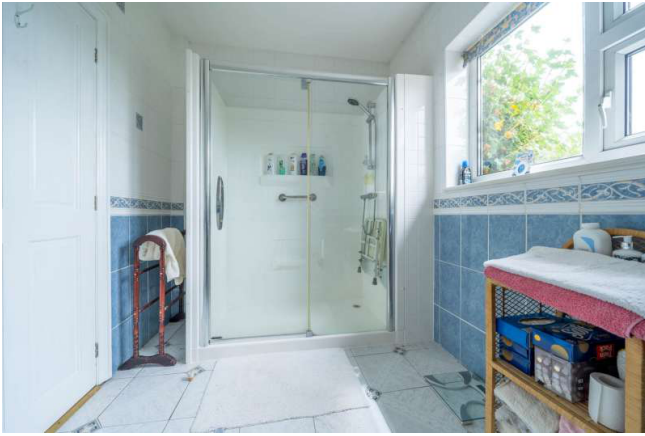
Fitted carpet, wardrobe, two radiators and two windows to the front. N. B. It may be possible to construct an en-suite within this room.

BEDROOM 3 (10'5" x 9'11" plus bay)



Fitted carpet, wardrobe, radiator and bay window to front.

FAMILY SHOWER ROOM (9'10" x 6'11")



White suite of hand basin set into a vanity unit with mixer tap, recess with shelf, mirror and shaving light over. WC, walk-in double shower with seat. Ceramic tile floor, radiator, tiled walls, extractor, window to rear.

LARGE GARAGE/WORKSHOP (21'0" x 19'0")



with up and over door, concrete floor, light, power points, sink unit with hot and cold supply, worktop, oil-fired Worcester combination boiler, two windows and door to side path.

OUTSIDE

A splayed entrance from the by-road to a double wooden gate and

LARGE CAR PARKING AREA



for a number of cars leads to the garage.

THE GARDENS



These are of a good size, mature and beautifully laid out with numerous flowering and ornamental shrubs, climbers and trees.



The rear garden backs onto an open field and has superb views to the south over rolling countryside to the distant hills.



The front garden has a circular lawn bounded by borders,



a fishpond,



beds of numerous shrubs and a second lawn.



The rear garden has shaped lawns, borders of ornamental flowering shrubs and trees,



stone style terrace with panoramic views to the south.

SUMMERHOUSE

GARDEN SHED of timber with door and windows.

SOLAR PANELS

On the south facing roof of the bungalow there are 16 solar panels, the property of the vendor, and the electricity they produce is fed into the bungalow supply with any excess to National Grid.

SERVICES

Mains electricity and water. Private drainage.

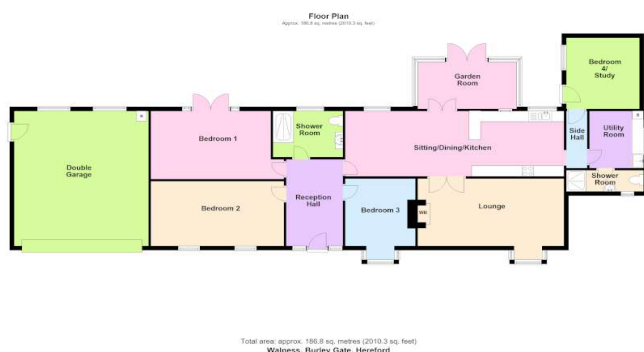
COUNCIL TAX BAND - E

DIRECTIONS

From Bromyard or Hereford, take the A465 main road. At Burley Gate (6 miles Bromyard or 8 Hereford) take the by-road signed Bishops Frome. The bungalow is on the right-hand side after a short distance.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003498

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.