



# Jacore

Eaton Bishop  
Hereford  
HR2 9QA





# Jacore, Eaton Bishop, Hereford HR2 9QA

**An attractive modern detached property, in a village location with stunning rear views, 5 bedrooms (2 en-suite), excellent living space, double garage and a good size garden.**

This superb detached house is pleasantly located within the heart of the popular village of Eaton Bishop, about a mile from the River Wye and well placed for access to the Cathedral City of Hereford (6 miles) and the fashionable market town of Hay-on-Wye (17 miles).

Within the village there is a church, village hall, bus service, some lovely (particularly riverside) walks and further amenities are available in the nearby village of Madley where there is also a primary school and public house and in Kingstone there is a doctors surgery, a secondary school and there is a further secondary school in Peterchurch (Fairfield).

Constructed about 20 years ago, the property has replacement double glazing and gas central heating (recently upgraded boiler) and provides extremely spacious accommodation (over 2000 sq. feet) with ample parking, a double garage, good size rear garden which adjoins open farmland and has lovely westerly views to Hay Bluff and the Black Mountains.

The whole is more particularly described as follows:-

## **Ground floor**

### **Canopy Porch**

With door leading to the

### **Entrance Hall**

Laminate flooring, understairs store cupboard, radiator, smoke alarm, alarm control panel.

### **Downstairs Cloakroom**

With WC, wash hand-basin, radiator, extractor fan, window.

### **Lounge**

With 2 radiators, a log-effect gas fire with surround, window to front, bay window to the rear.

### **Study**

Radiator and double doors the rear.

### **Open Plan Kitchen/Dining/Living Room**

Kitchen area is fitted with a range of oak-style base and wall mounted units with worksurfaces and tiled splashbacks, central island station with breakfast bar, tiled floor, 1½ bowl porcelain sink unit, built-in electric double oven, 5-ring gas hob with extractor hood and a built-in dishwasher, window to front. Dining/Living area with 2 radiators and large bay with double doors to the rear.

### **Utility Room**

With base units, worksurface, 1½ bowl porcelain sink unit, plumbing for washing machine, wall mounted gas fired central heating boiler (recently replaced), radiator, window to rear and door to the

### **Rear Entrance Lobby**

Radiator and connecting door to the garage.

Staircase leads from the Entrance Hall to the

## **First floor**

### **Landing**

With hatch to roofspace, radiator, window to front.

### **Bedroom 3**

Fitted wardrobe, radiator, window to rear.

### **Bedroom 4**

Fitted wardrobe, radiator, window to front.

### **Bathroom**

White suite comprising bath with mixer tap and shower attachment, wash hand-basin with cupboard under, WC, wood-boarded flooring, ladder style radiator, separate tiled shower cubicle with electric fitment and folding screen, extractor fan, window to rear.

### **Inner Landing**

Airing cupboard with hot water cylinder.

### **Bedroom 1**

With a range of built-in wardrobes, 2 radiators, double doors to covered balcony and door to the **En-suite Shower Room** with double width shower cubicle with mains overhead and handheld fitments, glass screen, wash hand-basin, cupboard under, WC, ladder style radiator, extractor fan, Velux window.

### **Bedroom 5**

Radiator, window to front.

### **Bedroom 2**

Built-in wardrobe, 2 radiators, windows to front and rear and door to the **En-suite Shower Room** with shower cubicle with electric fitment, wash hand-basin and WC, ladder style radiator, extractor fan and Velux window.

## Outside

The front of the property is approached via a tarmac drive which leads to a parking area and the DOUBLE GARAGE with 2 up-and-over doors, light, power and electric fuseboard. The front garden is slightly elevated and has a retaining wall with fencing, a lawn and a range of ornamental shrubs. Water tap and outside lights. To the rear of the property there is access to either side of the property leading to the good sized rear garden which is enclosed by fencing and mainly lawned with a paved patio, numerous ornamental shrubs and trees and the rear adjoins open farmland and there is a lovely westerly view to Hay Bluff and the Black Mountains. Summerhouse. Outside lights and water tap.

## General information

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band G - payable 2023/24 £3689.72 Water and drainage - rates are payable.

### Tenure & possession

Freehold - vacant possession on completion.

### Directions

From Hereford proceed towards Abergavenny on the A465 and then, just past Belmont Abbey, turn right onto the B4349 and continue through Clehonger on the B4352 towards Madley and then turn right as signposted Eaton Bishop and the property is located on the left-hand side, just past the village hall after about half a mile.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## Money laundering regulations

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

## Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

## Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

JRC FC008054 May 2023 (1)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

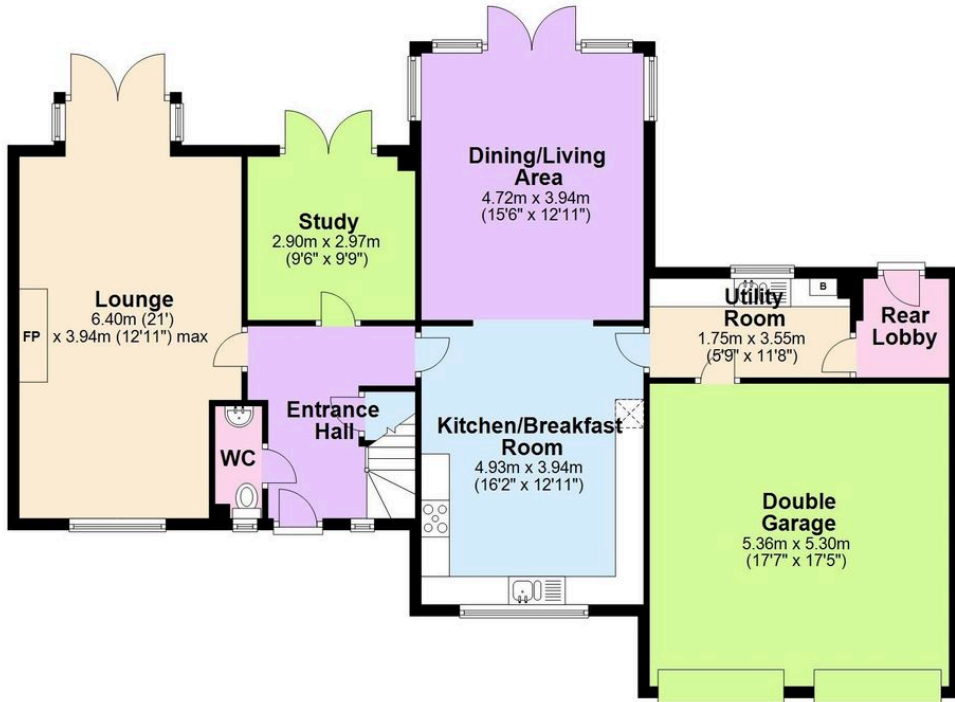






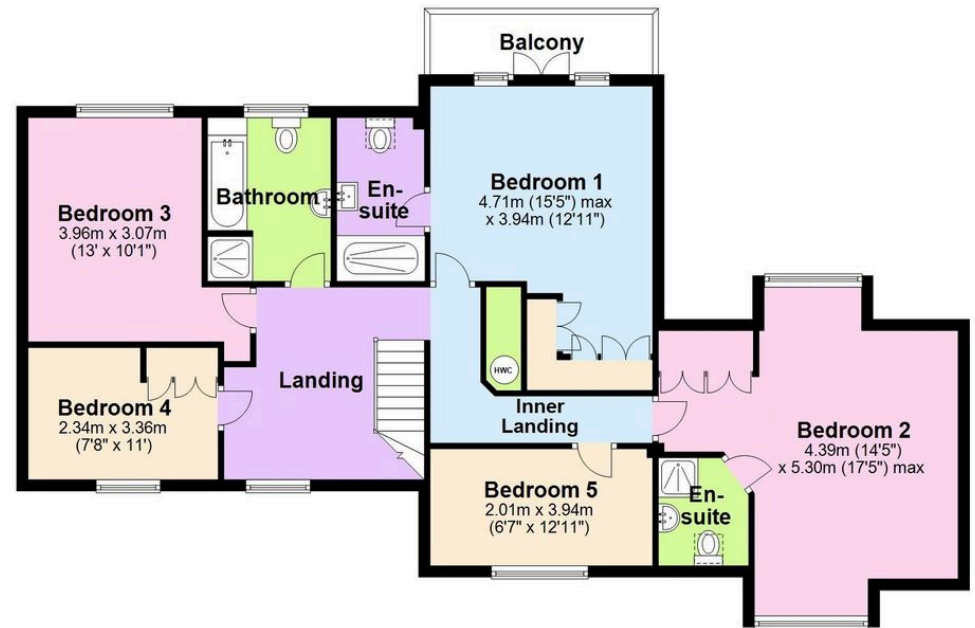
### Ground Floor

Approx. 124.4 sq. metres (1339.3 sq. feet)



### First Floor

Approx. 104.4 sq. metres (1123.9 sq. feet)



Total area: approx. 228.8 sq. metres (2463.2 sq. feet)

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





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