

FOR
SALE



2 The Mews, Woolhope, Hereford HR1 4QN

£220,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This excellent mews-style cottage is pleasantly located in a courtyard setting within the grounds of Wessington Court, on the edge of the highly favoured village of Woolhope, which lies between the Cathedral City of Hereford (9 miles) and the Market Towns of Ross-on-Wye and Ledbury (9 miles), both with the M50 motorway link.

Within the village there are 2 public houses, church, village hall, sports playing field and lovely local walks. There are further amenities available in the nearby village of Fownhope (3 miles) where there is a primary school, butchers, shop/post office, doctors surgery and an exclusive health and leisure club.

Believed to be part of the original stables the property is immaculately presented throughout with modern kitchen and bathroom and spacious accommodation suitable for a variety of residential uses. The property also has a good-size garage, allocated parking and a courtyard garden.

POINTS OF INTEREST

- *Exclusive village location*
- *2 double bedrooms*
- *Double glazing, electric heating*
- *Good-size garage*
- *Small courtyard garden*
- *Immaculately presented throughout*



ROOM DESCRIPTIONS

Entrance porch

Door to the

Hall/dining area

Electric heater, window.

Kitchen/breakfast room

Modern fitted kitchen with range of base units with worksurfaces, built-in electric oven, 4-ring hob, extractor hood, spaces for washing machine, dishwasher and fridge/freezer.

Sitting room

Feature electric fire with surround, large window to front, further window and door to the rear courtyard.

A door leads from the hall/dining area to the

Inner hall

Understairs storage cupboard, hot water cylinder.

Cloakroom

WC, wash hand basin, extractor fan.

Bedroom 1

Electric heater, window to side, carpet,.

A staircase leads from the inner hall to the

First floor Landing

Doors to

Bedroom 2

Carpet, electric heater, window.

Bathroom

White suite comprising panelled bath with mixer tap, electric shower, glass screen, wash hand basin, WC, electric heater, extractor fan, window.

Outside

There is a pedestrian access to the front of the property and good-size GARAGE with light, power and door to the rear courtyard.

There is lovely enclosed rear courtyard, gravelled with a raised flower bed. Outside light.

Services

Mains water and electricity are connected.

Electric heating.

Agents note

To the side of the property there is a hard-standing area used for parking on an informal arrangement for no's 1 and 2 The Mews, Wessington Court.

Directions

From Hereford proceed towards Ledbury on the A438 and then just past the Fire Station turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford and then turn left, just past the Moon Inn signposted Woolhope and Haugh Woods. Continue into Woolhope, at the T-junction turn right and then after 250 yards, turn right into the pillared entrance to Wessington Court. Follow this road passing the entrance to Wessington Court and passing a pair of garages with white doors on the left, turn and the property is located on the left-hand side.

Outgoings

Council tax band 'B' - payable 2023/24 £1728 Water and drainage - rates are payable.

Money Laundering

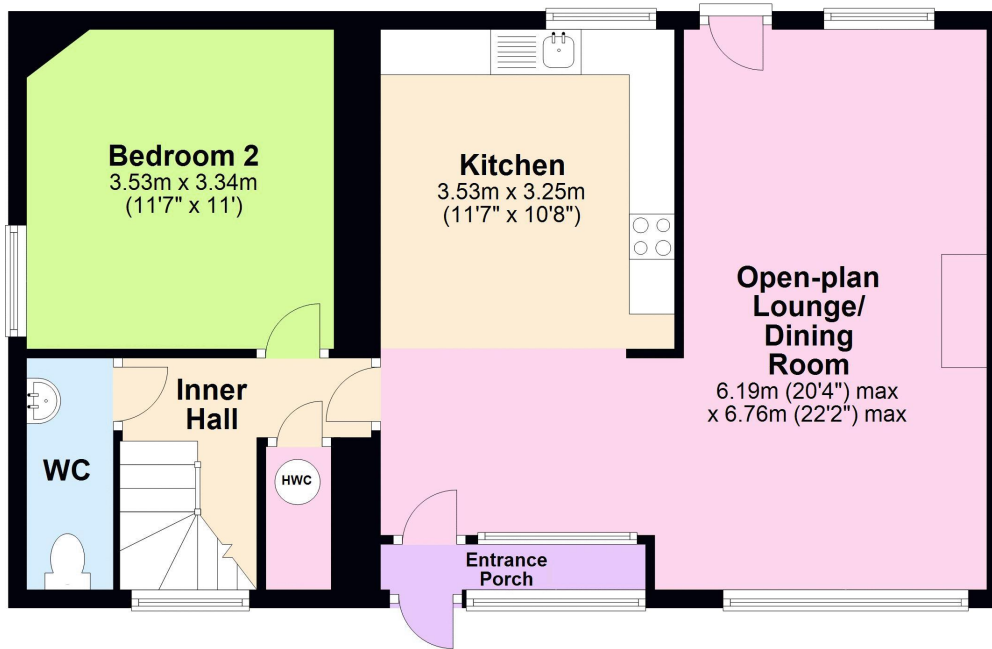
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

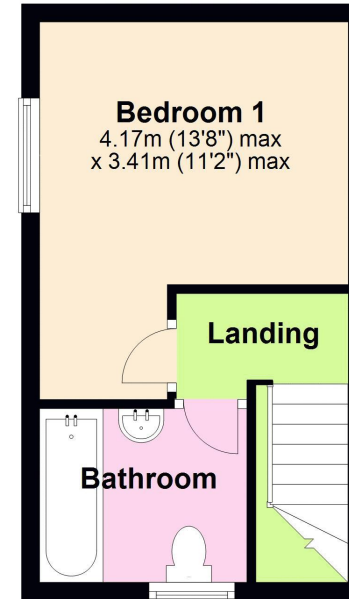
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.



Ground Floor



First Floor



Total area: approx. 86.5 sq. metres (930.8 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		