

FOR  
SALE



The Firs, Broadmoor Common, Woolhope, Hereford HR1 4QU

£695,000 - Freehold

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

## PROPERTY SUMMARY

An individually designed detached property, in a glorious rural location, 3 bedrooms (1 en-suite), 2 reception rooms, double garage, stable block, gardens and paddock about 1.2 acres. This attractive detached property occupies a glorious rural location on Broadmoor Common, a Local Natural Reserve in close proximity to Haugh Woods about a mile from the highly desirable village of Woolhope which lies in The Golden Triangle between the Cathedral City of Hereford (7 miles) and the market towns of Ledbury (9 miles) and Ross-on-Wye (10 miles) with the M50 motorway links. Within the village there is a church, 2 public houses, a village hall, tennis and cricket clubs and the property is in the catchment for Bishop's secondary school. There are primary schools in Mordiford and also Fownhope which also has a wide range of amenities including a doctors surgery, shop/post office, butchers and an exclusive health & leisure complex (Wye Leisure). The property has versatile accommodation on 2 storeys and has oil central heating and double glazing with 3 good size bedrooms (1 on the ground floor), 2 reception rooms and has a lovely outlook over the Common together with lawned gardens, excellent parking and a double garage, stable block and an enclosed paddock. The whole extends to approximately 1.2 acres.

## POINTS OF INTEREST

- *Individual designed detached property*
- *Lovely rural setting*
- *3 Bedrooms (1 en-suite)*
- *2 Reception rooms*
- *Lovely lawned gardens*
- *Approximately 1.2 acres*
- *Double garage*
- *Stable block & enclosed paddock*



## ROOM DESCRIPTIONS

### Door to Entrance Hall

With cupboard housing the electric fuseboard and further storage cupboard and door to the

### Inner Hall

Smoke alarm and central heating thermostat.

### Shower Room

Tiled walls and floor, double shower cubicle with mains fitment, wash hand-basin and WC with storage units and concealed cistern, extractor fan and wall mounted electric heater, downlighters, ladder style towel radiator and window.

### Lounge

With 2 radiators, windows to front and patio doors to side.

### Dining Room

Laminate flooring, range of storage cupboards, radiator, windows to side and rear.

### Kitchen

Fitted with oak-style base and wall mounted units with worksurfaces and tiled splashbacks, sink unit, plumbing for washing machine and dishwasher, electric cookerpoint, radiator, windows to front and side.

### Rear Hall

Storage cupboard, radiator, window to rear.

### Bedroom 1

With a range of built-in bedroom furniture, radiator, window to rear and double doors to the side garden.

### Open-tread staircase leads from the Rear Hall to the

### First floor landing

With hatch to roof space, storage cupboard, Velux window.

### Bedroom 2

Mirror fronted wardrobe, radiator, window to side and door to the EN-SUITE SHOWER ROOM with tiled walls, shower cubicle and mains fitment, WC, wash hand-basin, bidet, radiator, extractor fan, shaver light and point, Velux window.

### Bedroom 3

Storage cupboard, built-in wardrobe, radiator, windows to front and side.

### Outside

The property is approached from Broadmoor Common over a cattle-grid with double gates which lead to a large concreted parking and turning area and a further concreted area (ideal for motorhome etc) and there is a paved patio with a water feature. The property stands in mainly lawned gardens enclosed by hedging with a range of ornamental shrubs and raised beds together with a cider stone. Oil storage tank. Cupboard housing the oil fired central heating boiler, electric meter and outside tap. DETACHED DOUBLE GARAGE with fob controlled electric up-and-over doors and side door, window, light and power. There is a STABLE BLOCK with 2 loose-boxes and tack room. PASTURE PADDOCK lies to the southern side of the property and is enclosed by stock-proof fencing and hedging within which there is the septic tank. Outside lights, 3 x external sockets, water tap. The whole extends to approximately 1.2 acres.

### Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating.

### Outgoings

Council tax band E - payable 2023/24 £2701.99

Water - metered supply.

### Money laundering regulations

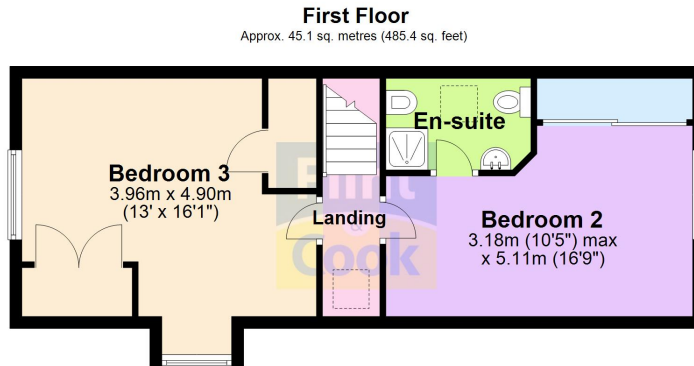
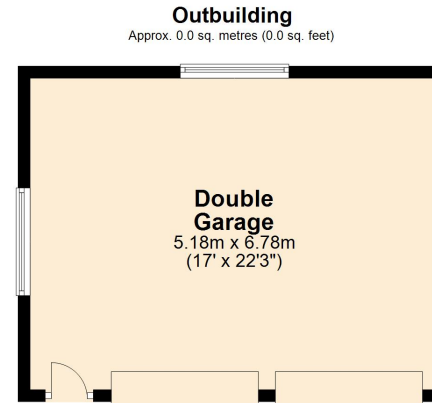
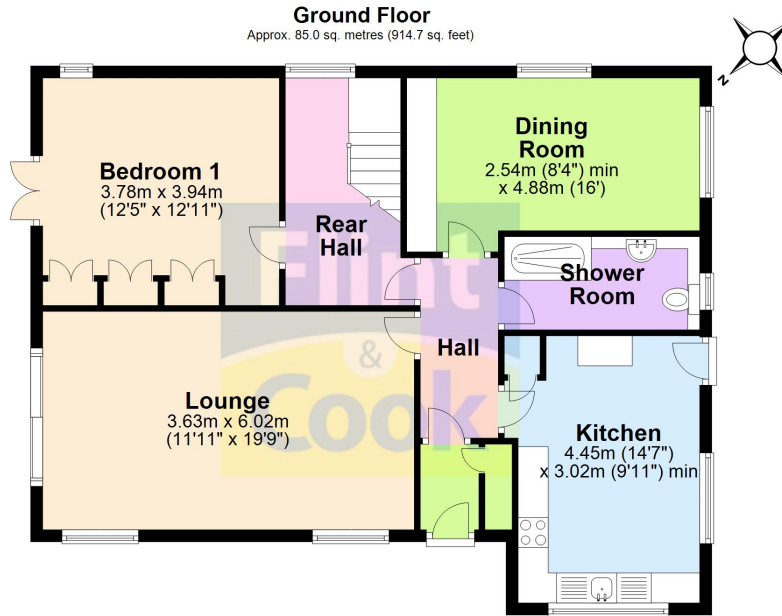
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop into Mordiford and then, at the Moon Inn, forth left towards Woolhope and Haugh Woods. Continue through Haugh Woods onto Broadmoor Common and the property is located on the right hand side, just off the common, as indicated by the Agent's FOR SALE board. What3words - releases.resurgent.groups



Total area: approx. 130.1 sq. metres (1400.1 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	88
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	46	
England, Scotland & Wales		