

FOR  
SALE



Caebrane, Rowlestone, Hereford HR2 0DL

£550,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Occupying a peaceful elevated position in this highly sought after rural location, a charming 4 bedroom detached country home offering ideal family accommodation. The property has the added benefit of oil central heating, superb countryside views, large detached workshop, wealth of character and to fully appreciate this property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Peaceful elevated position*
- *Charming 4 bedroom detached country home*
- *3 Receptions, kitchen & utility*
- *Private gardens enjoying far-reaching views*
- *Large detached workshop*
- *Ideal family home*



## ROOM DESCRIPTIONS

uPVC side entrance door through to the

### Entrance Porch

With double glazed windows enjoying fine views, exposed stonework, storage space and partially glazed door to the

### Reception Hall

Fitted carpet, radiator, exposed timbers, double glazed window enjoying a fine outlook, understairs store cupboard, turning carpeted staircase to the first floor, useful built-in store cupboard and steps leading up to the

### Impressive Lounge

Fitted carpet, double radiator, wealth of exposed timbers, range of lighting, double glazed windows to the side enjoying a fine outlook, feature stone fireplace with hearth, exposed beam and woodburning stove, built-in store cupboard with pull-out shelf for TV etc., built-in bookshelves and steps leading down to the

### Dining Room

Double radiator, oak-strip floor, wealth of exposed beams, double glazed window to the side and double glazed double patio doors to the rear enjoying superb views across surrounding countryside and steps then lead down to the

### Kitchen

Comprising solid oak store cupboards, ample teak work surfaces with splashbacks, Butler-style sink with mixer tap over and double glazed window enjoying fine views, display shelving, free standing cooker, space for appliances & further double glazed window.

From the Reception Hall, a door opens through to the

### Study

Fitted carpet, wealth of exposed timbers, radiator with decorative cover, double glazed window to the side enjoying a fine outlook, partial panelled walling, recess with shelving and glazed panelled door to the

### Utility Room

Single drainer sink unit and cupboard below, oil central heating boiler, space and plumbing for washing machine and tumble dryer, double glazed window to the rear, partially double glazed door to the side pathway enjoying a fine outlook and door to the

### Downstairs Cloakroom

Low flush cistern and extractor fan.

### First floor landing

Fitted carpet, double glazed window enjoying a fine outlook, central heating thermostat and door to

### Bedroom 1

Fitted carpet, radiator, space for wardrobes, double glazed windows enjoying a pleasant outlook.

### Bedroom 2

Fitted carpet, radiator, space for wardrobes, double glazed window enjoying fine views.

### Bedroom 3

Fitted carpet, radiator, display shelving, small access hatch to loft space and double glazed windows to 2 sides enjoying superb far reaching views.

### Bedroom 4

Fitted carpet, radiator and double glazed window enjoying fine views.

### Bathroom

Suite comprising panelled bath with handgrips and partially tiled wall surround, pedestal wash hand-basin, low flush WC, extractor fan, separate shower cubicle with glazed sliding doors, vinyl flooring, ladder style towel rail/radiator, double glazed window enjoying fine views, built-in airing cupboard and further large store cupboard.

### Outside

A gate provides access from the country road onto stone steps that lead up to the front of the property with access to the entrance door and porch. To the immediate side and rear of the property, there are extensive paved patio areas providing the perfect entertaining spaces and enjoying superb far-reaching views. To the eastern side of the property, there is a raised garden which has been mainly paved for easy maintenance, enclosed by hedging and enjoying fine views with raised flower borders and useful greenhouse. To the immediate side of the property, there is a good size lawned garden enjoying the views with feature dovecote with a paved pathway leading down the garden to a further large lawned area enclosed by hedging for privacy with feature trees and enjoying fine views. A large driveway laid to scalplings provides ample off-road parking facilities. One of the main features of the property is the DETACHED WORKSHOP which has power and light points, glazed windows enjoying fine views and then a double glazed sliding door through to the OFFICE/STORE ROOM with double glazed windows enjoying fine views, partial panelled walling, power and light points and ample storage space.

### Services

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

### Outgoings

Council tax band D - payable 2023/24 £2254.41

Water and drainage - rates are payable/metered supply.

### Money laundering regulations

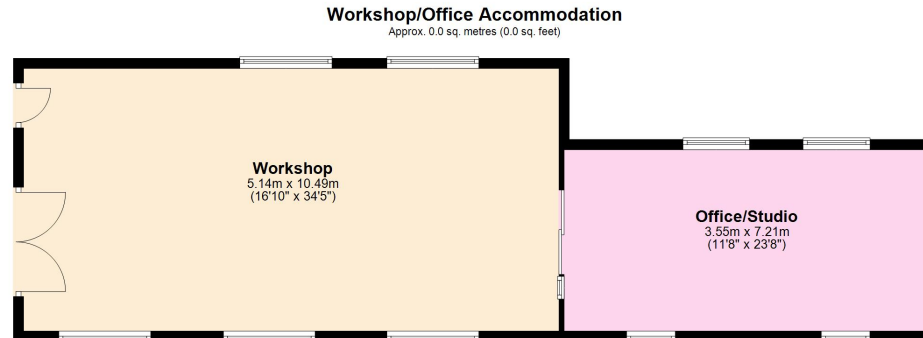
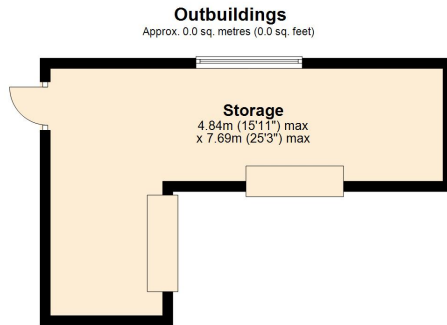
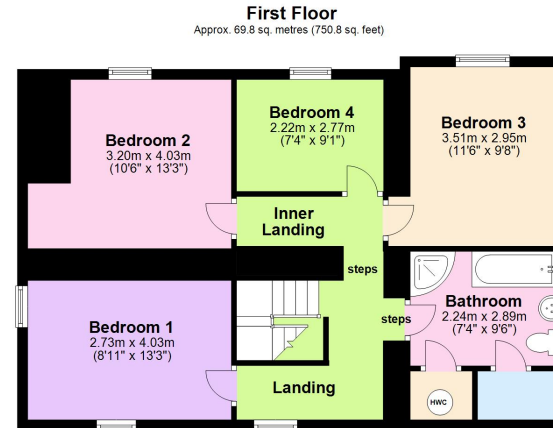
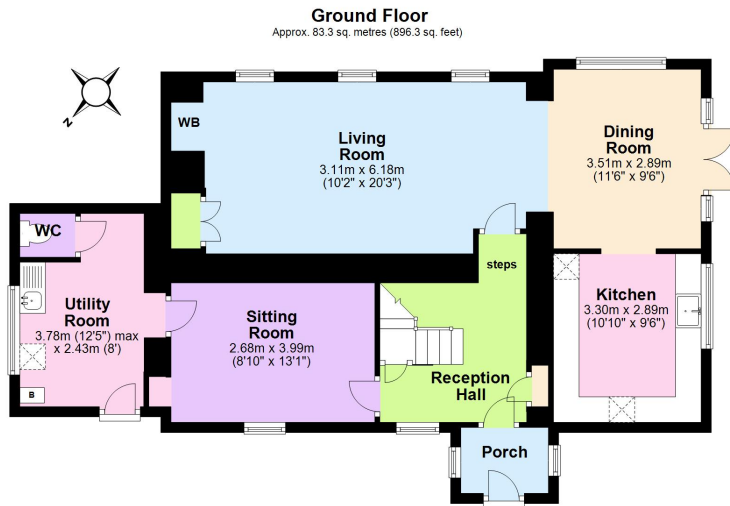
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

Proceed south out of Hereford on the A465 Abergavenny Road and, after passing the turning right to Ewyas Harold, take the next turning right signposted to Rowlestone. Proceed for approximately 1.5 miles and Caebane is on the left hand side.



Total area: approx. 153.0 sq. metres (1647.1 sq. feet)

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

**Caebrane, Pontrilas, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(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>	39	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		