



## THE WILLOWS 5 BRIDGE FARM

WELLINGTON, HEREFORD HR4 8AZ

£575,000  
FREEHOLD

This superb modern detached house is pleasantly located on a small development on the outskirts of the highly favoured village of Wellington, about 5 miles north of the cathedral city of Hereford and 9 miles south of the market town of Leominster. The village offers a shop/post office, church, primary school, social club and sports playing field. Constructed in the early 1990s and recently comprehensively upgraded, the property benefits from hardwood doors, double glazing and gas central heating. It is immaculately presented with ample parking, an integral double garage and a lovely part-walled garden.



# THE WILLOWS 5 BRIDGE FARM

- Attractive modern detached house
- Exclusive village location
- 5 bedrooms - 1 en-suite, family bathroom
- Very high quality fittings
- Conservatory
- Double garage & lovely gardens



## Recessed Porch

With tiled floor

## Entrance Hall

With engineered oak flooring, an impressive hardwood staircase leading to the first floor and a radiator.

## Cloakroom

With WC, wash hand basin, ladder-style radiator, extractor fan and the alarm control panel.

## Lounge

With an inset wood burning stove with a marble surround, radiator, window to the front and archway into the

## Dining Room

Radiator, double doors with side windows to the rear garden and doors to the

## Kitchen/Breakfast Room

Recently fitted with a traditional style kitchen with base and wall mounted units, work surfaces and tiled splashbacks, 1 1/2 bowl sink, tiled effect floor, breakfast bar, 2 built in Miele electric ovens, 5 ring gas hob and extractor hood, built in refrigerator, wine cooler, vertical radiator and archway to the

## Conservatory

With tiled floor and double doors to the rear.

## Utility Room

With fitted base and wall units, sink, space and plumbing for a washing machine, dishwasher, built-in microwave, stable door to rear and door into the

## Double Garage

With electric roller shutter door, cupboard housing a tumble dryer, light and power. Wall mounted Worcester Bosch boiler.

## First Floor Landing

With an access hatch to the roof space (with drop down ladder), radiator, built-in airing cupboard and a tubular heater.

## Master Bedroom

Fitted with a range of built in wardrobes, 2 windows to the front, 2 radiators.

## Dressing Room

With built in wardrobes, radiator and window.

## Ensuite Shower Room

With a tiled shower cubicle with mains overhead and handheld fittings, WC, wash hand basin with marble top and cupboard under, tiled floor, ladder style radiator, part tiled walls, extractor fan and window.

## Bedroom 2

With a range of built-in wardrobes, connecting dressing table, radiator, windows to the front.

## Bedroom 3

With a radiator and window to the rear.

## Bedroom 4

With fitted wardrobe and dresser-style unit, radiator and window to the rear.

### Bedroom 5/Study

Radiator and window to the front.

### Bathroom

Luxury bathroom with a white suite, comprising a bath with mixer tap, separate walk-in shower cubicle with twin-headed shower and tiled surround, and a vanity wash basin with cupboards beneath and mixer tap. Additional fitted storage, low-level WC, ladder-style radiator, extractor fan, and double-glazed window with wooden surround. Finished with a feature tiled floor.

### Outside

The property is approached via a shared driveway which leads to a parking and turning space, a brick paved parking area to the side, log store and the garage, there are numerous shrubs and a gate that leads to the large garden, which is a particular feature of the property, being mainly lawned and enclosed by a stone wall and hedging, bordered by a stream and with numerous ornamental shrubs and trees. There is a paved patio with an ornamental pond and steps leading down to the stream together with 2 garden sheds, a greenhouse, outside lights and tap.

### Agent's Note

In 2020, the property suffered from a freak flood (storm Dennis), not from the adjoining brook, but from water off fields at the top of the village, breaching it's banks.

Please refer to the agents for further details.

### Property Services

Mains water, electricity and gas are connected, private drainage. Gas-fired central heating.

### Outgoings

Council tax band 'F' - £3,500 for 2025/2026

Water rates are payable.

### Directions

What3Words /// beyond.guests.shield

### Viewing

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

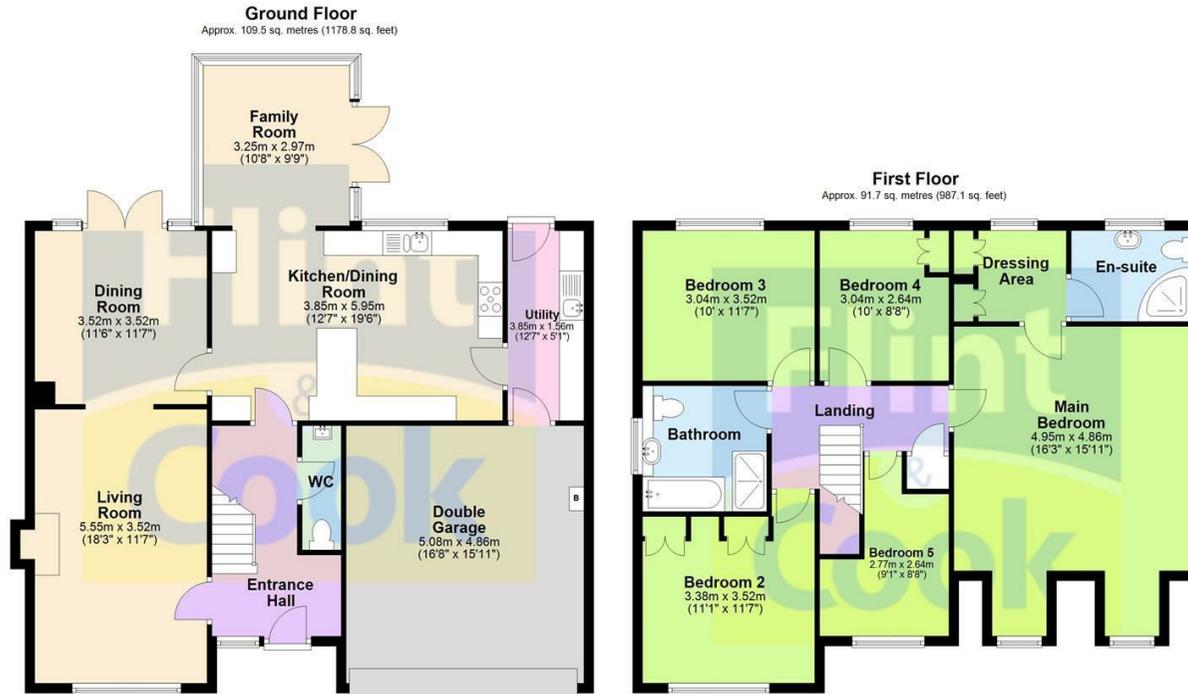
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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Total area: approx. 201.2 sq. metres (2165.9 sq. feet)

**EPC Rating: C Council Tax Band: F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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