



Bedford House

Sollers
Dilwyn
Herefordshire
HR4 8JJ





Bedford House, Sollers, Dilwyn, Hereford HR4 8JJ

Elegant-detached period residence, with contemporary extension, in a small rural hamlet with versatile accommodation with four bedrooms (1 en-suite), excellent living space, ample parking and a lovely garden.

Bedford House is an attractive detached period residence, located in the small hamlet of Sollers Dilwyn, about 1 1/2 miles from the main village of Dilwyn and well placed for access to the market towns of Leominster (6 miles) with its mainline railway station, Kington (10 miles) and the cathedral city of Hereford (10 miles), further afield are the historic towns of Ludlow (18 miles) and Hay on Wye (19 miles).

The area is noted for its lovely walks and cycle paths and forms part of the "Black and White" trail. In north Herefordshire there are also numerous golf courses at Kington, Wormsley, Burghill and Ludlow. Within the village of Dilwyn itself there is a 12th century church, a public house and a highly regarded primary school. The nearest secondary school is in Weobley (4 miles) where there is also a shop/post office, doctor's surgery and restaurants.

Originally a farmhouse, in recent years the property has been tastefully restored including re-plumbing and rewiring and has zoned underfloor heating, sash windows, a combination of engineered oak and travertine flooring.

A contemporary extension to the eastern side of the property complements the property perfectly and enables the accommodation to be versatile, including a ground floor bedroom and shower room making it ideal for either relatives or guests.

Approached by a splayed entrance drive off a quiet country lane the majority of the south facing garden lies to the front of the property and there is excellent parking together with space for the construction of a garage (subject to the necessary planning consent).

The whole is marketed particularly as follows:-

Original Entrance Porch

With flagstone floor and door to the

Entrance Hall

With part wood panelled walls.

Sitting Room

With fireplace and window to the front.

Dining Room

With part wood panelled walls, windows to the front and door through to the

Kitchen/Breakfast Room

Fitted with a comprehensive range of traditional style units with a central island station which includes a hob and extractor, 2 ovens, dishwasher, herringboned tiled floor, larder style cupboard, 2 rooflights and double doors onto the front terrace.

Rear Hall/Snug

With a fireplace with wood burning stove, windows to the rear and doorway leading into the

Lovely Living Room

With exposed timbers, storage unit, a brick fireplace with a quarry tiled hearth and wood burning stove, two windows to the front, access hatch to the roof space and a further front entrance door.

Rear Hall

With door to the

Utility Room

With sink, space and plumbing for washing machine, hot water cylinder, oil fired central heating boiler, window and extractor fan.

Shower Room

With tiled walls, shower cubicle with mains fitment, WC, wash hand basin, extractor fan, ladder style radiator and shaver point.

Bedroom 4

With built-in wardrobes and two windows.

A staircase leads from the entrance hall to the

First Floor Landing

With panelled walls, a radiator, windows to the front and hatch to a roof space.

Bedroom 1

With built in wardrobes, radiator, window to the front and door to

En-suite Shower Room

Fitted with a double width shower cubicle with mains fitment and glass screen, WC, bidet, two wash hand basins with cupboard under, ladder style radiator, extractor fan, and window to the rear.

Bedroom 2

With radiator and window to the front.

Bedroom 3

Radiator and window to the rear.

Bathroom

With suite comprising a shower bath with mixer tap and mains fitment with glass screen, wash hand basin with storage below, WC, ladder style radiator, shaver point extractor fan and window to rear.

Outside

An entrance drive, flanked by raised beds leads to a large parking and turning area. The majority of the garden lies to the front and is laid to lawn and enclosed by mature hedging and iron fencing with a range of ornamental shrubs, trees and a lamp post.

To the side there is a further lawned area, again enclosed by hedging with excellent privacy, a raised flagstone and brick terrace with BBQ area having a granite top and shelving and a summer house.

There is additional parking to the side along with a large concreted hard standing area.

To the rear, there is a paved courtyard area and further parking and double wain house style oak framed car port.

All areas of the garden are provided with taps and lighting.

Directions

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Services

Mains electricity, water, private drainage, oil fired central heating.

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.

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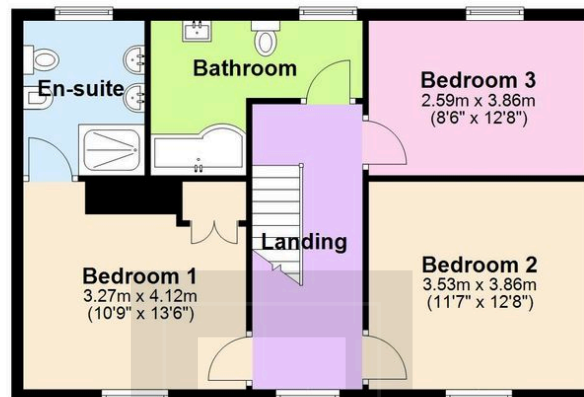
Ground Floor

Approx. 153.6 sq. metres (1653.4 sq. feet)



First Floor

Approx. 64.1 sq. metres (689.7 sq. feet)



Total area: approx. 217.7 sq. metres (2343.1 sq. feet)



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