





THE OLD POST OFFICE BISHOPSTONE

HEREFORD HR4 7HX

Asking Price £239,995

FREEHOLD

Situated in sought-after Bishopstone, this unique and characterful former 15th-century Old Post Office has been thoughtfully extended and stylishly modernised. Offering versatile one/two-bedroom accommodation, it features an impressive open-plan kitchen/dining area, generous lounge and low-maintenance outdoor space. Viewing is highly recommended.

Flint & Cook

THE OLD POST OFFICE

• Semi detached period property • No onward chain! • Extended ground floor accommodation • 1/2 bedrooms • Village location west of Hereford City • Driveway parking & enclosed rear garden





Ground floor

With upvc entrance door leading into the

Entrance porch

With feature exposed brick, ceiling light point, windows to each side, space for coat and shoe storage, ceramic tiled flooring and door leading into the

Impressive lounge

A stunning feature stone inglenook fireplace takes centre stage, complete with a wood-burning stove and charming side bread oven. Character details include exposed beams and oak flooring, complemented by inset downlighters. The room is light and welcoming with two wooden double-glazed front windows, fitted with internal shutters. Modern comforts are seamlessly integrated, with a radiator, TV and telephone points, a wall-mounted Nest heating system, ample power sockets, a built-in Bose sound system, and a drop-down digital projector screen with integrated projector. Opening through to:

Kitchen

The kitchen is fitted with a range of matching wooden wall and base units, complemented by work surfaces and a stainless steel sink with drainer. Integrated appliances include a fridge/freezer, four-ring gas hob with electric oven beneath, and extractor hood with tiled splashback. There is under-counter space and plumbing for a washing machine, along with a wall-mounted gas central heating boiler. Natural light is provided by both a window and Velux roof light, while recessed spotlights and a tiled floor complete the space with a large opening into the

Dining/family room

This light-filled room features double-glazed patio doors opening onto the rear outdoor space, along with side windows that enhance the natural brightness. Character is retained with exposed beams, while modern touches include inset downlighters, a built-in Bose surround sound system, and underfloor heating beneath the ceramic tiled floor. Ample power points are also provided for convenience. A door provides access into the

Downstairs W/C

Fitted with a low flush WC and wash hand basin, this space features an exposed stone wall and ceramic tiled flooring. A uPVC double-glazed side window allows natural light to fill the room, with a radiator providing warmth and comfort.

Stairs lead from the lounge to the first floor

Landing/ Bedroom 2

This versatile landing space can serve as an additional bedroom or home office, featuring fitted carpet and recessed spotlights for a bright, welcoming atmosphere. A double-glazed window to the front aspect allows natural light to fill the space, while two built-in storage cupboards provide practical functionality. Characterful exposed beams complete the room, which opens seamlessly into the:

Bedroom one

A beautifully appointed room featuring a vaulted ceiling and Velux window, complemented by a rear-facing double-glazed window that fills the space with natural light. Built-in wardrobes, a fitted chest of drawers, and eaves storage offer excellent practicality, while power points, a radiator, and a telephone point add modern convenience.

Bathroom

A beautifully designed bathroom featuring a corner bath with overhead shower, complemented by a stylish wash hand basin set into a work surface with mixer tap. Characterful touches include an exposed stone wall and beams, while wooden double-glazed windows to the front and side, complete with internal shutters, fill the room with natural light. Additional features include a built-in Bose surround system, radiator, and ceramic tiled flooring, blending traditional charm with modern luxury.

Outside

The front of the property features a block-paved driveway providing off-road parking for two vehicles, leading to a large Welsh slate hardstanding area that offers low-maintenance appeal and convenient side access.

The rear garden is designed for ease of upkeep, predominantly decked with a garden shed for storage. To one side, an additional hardstanding area houses the Calor LPG gas tanks, combining practicality with a neat, low-maintenance layout.

Directions

From Hereford City, head west along the A438 Whitecross Road. At the roundabout, take the second exit onto A438 Kings Acre Road. After approximately 3.5 miles, turn right and keep left towards Bishopstone Village. The Old Post Office can be found on the right-hand side.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected.

LPG Gas-fired central heating.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

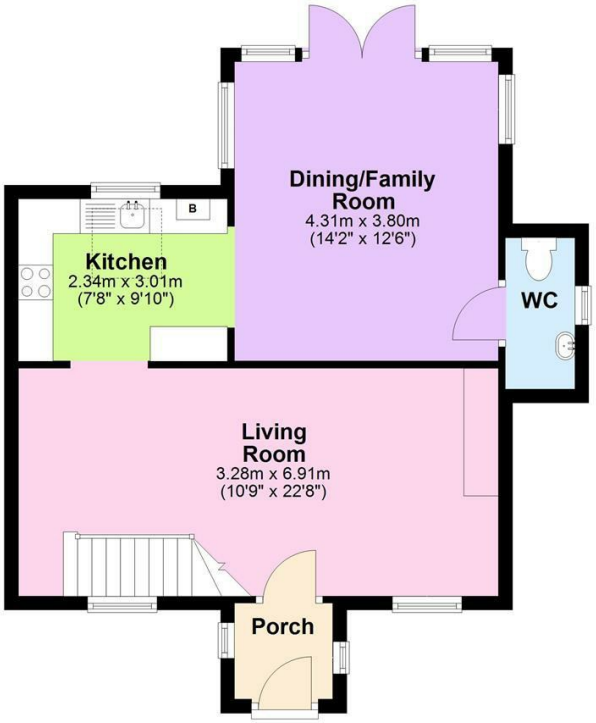
THE OLD POST OFFICE



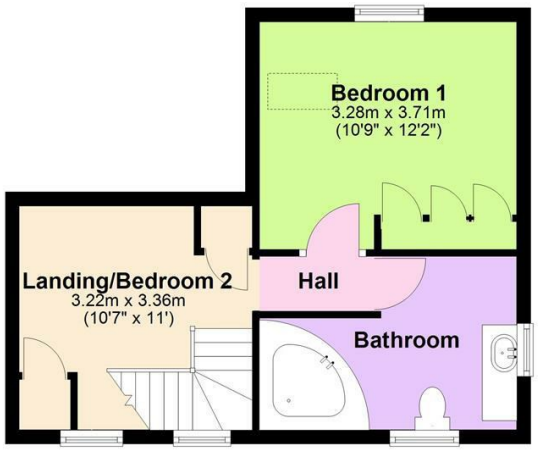




Ground Floor
Approx. 51.5 sq. metres (554.2 sq. feet)

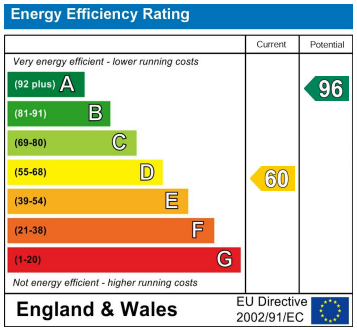


First Floor
Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.4 sq. feet)





EPC Rating: D **Council Tax Band: B**

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk