



# Whitehouse Farm

Lower Maescoed  
Hereford  
HR2 0HP





# Whitehouse Farm, Lower Maescoed, Herefordshire HR2 0HP

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Situated in this sought after rural location, a spacious and well presented five bedroom detached house offering ideal family accommodation. The property which comprises three receptions to the ground floor with kitchen/breakfast room, utility room & downstairs W/C, five bedrooms, bathroom and shower room to the first floor. The property benefits from a fantastic wrap around garden with ample driveway parking, beautiful countryside views and has a superb garden room perfect for entertaining or as a home office/gym. We highly recommend an internal inspection.

## Ground Floor

With entrance door leading to the

### Entrance Porch

With tiled floor, two double glazed windows, recess spotlights and door into

### Dining Area

With wood flooring, feature character beams, double glazed window to the front, inglenook style fireplace with wood burning stone and tiled hearth, stairs leading up and doors leading into

### Kitchen

Fitted with matching wall and base units, ample work surface space, Belfast sink, electric hob with extractor over, electric oven, oil aga, tiled splash back, wooden flooring, ceiling light point, double glazed window and steps and door down to

### Utility Room

Fitted with matching wall and base units, ample work surface space, sink and drainer unit, under counter space for washing machine and tumble dryer, space for freestanding fridge and freezer, tiled floor, double glazed window and door into

### Plant Room

With floor mounted Worcester Bosch oil central heating boiler and door into the attached barn (previously with planning permission).

### Downstairs WC

With low flush w/c, wash hand basin with tiled splash back, heated towel rail, ceiling light point and double glazed window.

### Drawing Room

A light and airy lounge with fitted carpet, large dual aspect double glazed window and sliding doors, two radiators, fitted book shelves, 4 wall lights.

### Snug

With dual aspect double glazed windows to the front and rear, feature stone fireplace with wood burning stove and feature bread oven, wood effect flooring and radiator.

## First Floor Landing

With fitted carpet, double glazed window, vaulted ceiling, radiator, feature fireplace and doors to

### Bedroom 1

With fitted carpet, 3 double glazed windows to triple aspects, built in wardrobes, feature beams and loft hatch.

### Bedroom 2

With fitted carpet, ceiling light point, dual aspect double glazed windows and radiator

### Bedroom 3

With fitted carpet, ceiling light point and dual aspect double glazed windows with two radiators and double built-in wardrobe

### Bedroom 4

With fitted carpet, dual aspect double glazed windows to the front and rear, built-in wardrobes, two radiators

### Bedroom 5/Study

With fitted carpet, radiator, double glazed window and an array of built in cupboards.

### Shower Room

With built in corner shower and mains fitment rainfall shower head over, low flush w/c, wash hand basin with tiled splash back, tiled floor, heated towel rail and double glazed window.



**Bathroom**

Three piece white suite comprising panelled bath with mains fitment rainfall shower head over, tiled surround, pedestal wash hand basin, low flush w/c, heated towel rail, double glazed window and wooden flooring.

**Outside**

The property is approached via a long driveway leading to gates and a cattle grid providing access on to the property. A stoned driveway provides off road parking for many vehicles with steps leading down to the front entrance porch. A beautiful wrap around garden mostly laid to lawn with an array of ornamental shrubbery, plants and trees, a pond, a summer house with glorious views across the open countryside with light and power, a large garden shed. Attached barn with planning permission previously granted.

**Agents Note**

Please note there is a right of access across the properties garden.

**Directions**

From Hereford City Centre, proceed south over Greyfriars bridge continuing right towards Belmont Road, proceed to the roundabout and take the second exit on to the A465 and after approximately 11 miles take the right hand turning into Ewyas Harold, proceed through the village heading past the pub and continue along this road for approximately 2 miles then take the right hand turning signposted for Lower Maescoed, then follow the road around to the left and after a short distance the entrance to Whitehouse Farm is found on the left hand side.

**General Information**

**Tenure & Possession**

Freehold - vacant possession on completion.

**Service**

Electric and water are connected.  
Private drainage - septic tank  
Oil-fired central heating.

**Outgoings**

Council Tax Band F  
Water rates are payable.

**Viewing**

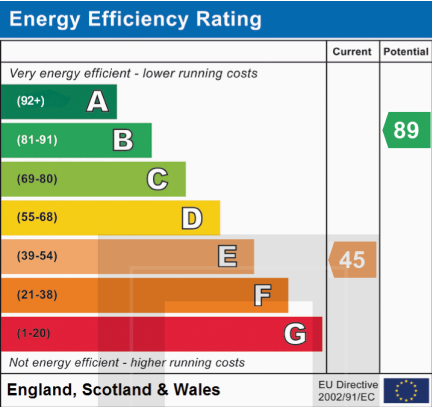
Strictly by appointment through the Agents, Flint & Cook 01432 355455

**Money Laundering Regulations**

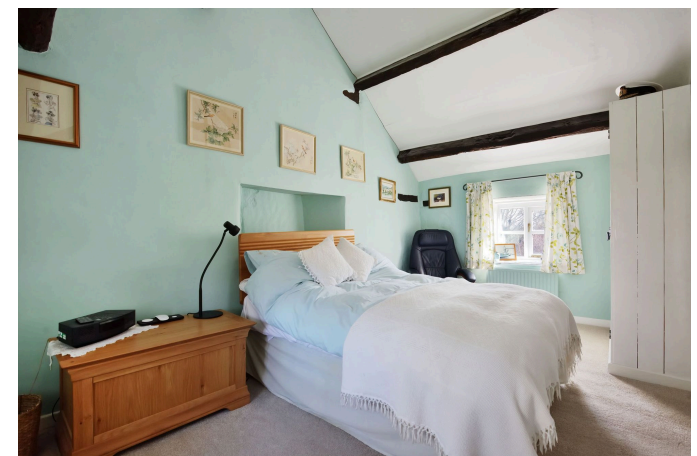
Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

**Opening Hours**

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



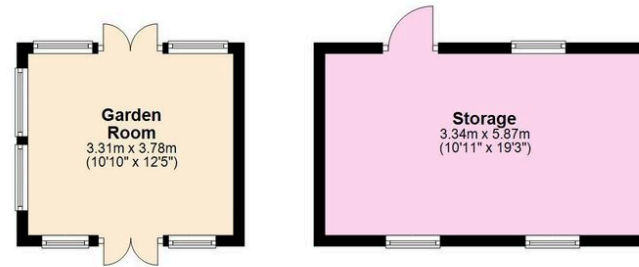






## Outbuildings

Approx. 32.1 sq. metres (345.7 sq. feet)



## Ground Floor

Approx. 147.7 sq. metres (1589.3 sq. feet)



## First Floor

Approx. 95.3 sq. metres (1025.6 sq. feet)



Total area: approx. 275.1 sq. metres (2960.6 sq. feet)

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

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