APPLEDOWN CLEHONGER

HEREFORD HR2 9TG

OFFERS IN EXCESS OF £625,000

FREEHOLD

An immaculate detached property in popular village, situated in a quiet location with 4 bedrooms, 2 en-suites, solar panels, double glazing, large storage building, large gardens 0.95 acres, viewing advised.

Flint & Cook

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• Off road parking multiple vehicles • Viewing advised • High level of insulation • Under floor heating • 4 Double bedrooms, 2 En-suites • Solar panels, double glazing • Quiet location • Immaculate detached property • Large storage building • Large gardens about 0.95 acres

Full Description

This detached dormer-style bungalow is pleasantly located along a quiet country lane on the outskirts of the popular village of Clehonger, close to the historic Golden Valley, between the cathedral city of Hereford (4 miles) and the market town of Hay-on-Wye (17 miles).
Within the village there is a church, public house, village hall, bus service and primary school, and in nearby Kingstone there is also a doctors surgery and secondary school. There is a further secondary school in Peterchurch (Fairfield).

Constructed in 2020 by local builders to an individual design and a very high standard, with excellent levels of insulation and solar panels for low running costs, together with well-designed and versatile accommodation with 4 double bedrooms (one of which is on the first floor), 2 with en-suites, and the former garage has been converted to provide an additional lounge/studio and there is a conservatory which overlooks the rear garden and takes full advantage of the lovely views.

Appledown stands in just under an acre of gardens and grounds, with excellent parking and a useful open-fronted storage barn which would be ideal for running a business from or needing storage space for vehicles, motorhome, etc.
We highly recommend an inspection of this property which is more particularly described as follows:

Wide canopy entrance porch

With door to

Spacious reception hall

Engineered oak flooring, understairs store cupboard.

Sitting room

Window to rear, door to

Kitchen/dining room

Fitted with contemporary-style base and wall mounted units with Mirostone worksurfaces with splashbacks, 1 1/2 bowl sink unit with integrated drainer, electric double oven, induction hob, extractor hood, microwave, dishwasher, breakfast bar, downlighters, smoke alarm, window to front, double doors into the

Conservatory

Radiator, double doors to patio.

Utility room

Base and wall mounted units, Mirostone worktops, sink unit, built-in washing machine and tumble drier, window to rear, extractor fan and

Cloakroom

Wash hand basin with cupboard under, WC, ladder-style radiator, extractor fan, window.

Door to Entrance Lobby

with door to further Canopy Porch.

Lounge/studio

- a large room with 2 radiators, windows to front and rear.

Bedroom 2

Fitted wardrobe, window to rear, En-suite shower room having large shower cubicle with mains overhead and hand-held fitments, glass screen, wash hand basin with cupboard under, WC, dual control ladder-style radiator, extractor fan, window, wall mounted mirror.

Bedroom 3

Window to front.

Bathroom

Bath, mains shower with folding screen, wash hand basin with cupboard under, WC, dual control radiator, shaver light/point, extractor fan.

The staircase leads from the entrance hall to the

First floor landing

with Velux window, smoke alarm, storage cupboard, access to eaves.

Bedroom 1

Velux windows, radiator, built-in double wardrobe and En-suite shower room having shower cubicle with mains overhead and hand-held fitments, glass screen, wash hand basin with cupboard under, WC, ladder-style radiator, wall mounted mirror, extractor fan, Velux window, From the bedroom there is access into the Attic where there is the hot water cylinder and Solar Panel control.

Outside

The property is approached via a wooden 5-bar gate that leads to a large gravelled parking and turning area with raised bed with a number of newly planted trees. To the front there is also a recessed area ideal for storing a caravan, mobile home, etc,

An open-fronted storage barn with adjoining lean-to storage areas and compound which would be ideal for home business use.

Immediately to the front of the property is a large paved and gravelled patio area with sleeper retaining walls. The driveway continues to the side and provides space for the erection of a garage (subject to necessary planning consent).

There is a vegetable garden and numerous ornamental and fruit trees. Oil storage tank. Oil central heating boiler. Outside power socket, water tap and lights.

Garden

There is a large rear garden with a substantial flagstone patio and lawn with laurel hedge, and beyond this is a substantial grassed area enclosed by hedging and having a lovely outlook. the whole extends to approximately 0.95 acres.

Services

Mains electricity and water are connected. Private drainage system. Oil central heating (underfloor at ground floor level).

Outgoings

Council tax band E, payable 2024/25 £2799.53. Water rates are payable.

Viewing

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

Directions

From Hereford proceed towards Abergavenny on the A465 and then, just past Belmont Abbey, turn right onto the B4349 and continue into Clehonger. Fork left, continuing on the B4349, towards Hay-on-Wye, and then turn into the unmarked lane, after about 100 yards (opposite the left-hand turning for Croft Road). The entrance to the property is towards the end of the lane via the wooden 5-bar gate.

Money laundering regulations

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

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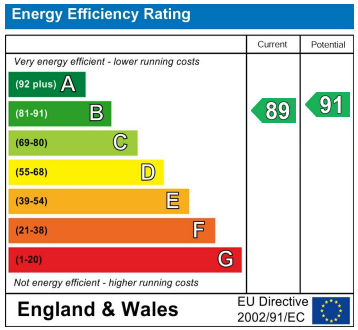

EPC Rating: B Council Tax Band: E

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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