Church Bungalow Fromes Hill, Ledbury, Herefordshire, HR8 1HR
Guide price £325,000

Character & Country
PROPERTY SPECIALISTS















Church Bungalow Fromes Hill, Ledbury, Herefordshire, HR8 1HR
Guide price £325,000
Council Tax Band: C

A beautifully presented, fully refurbished two bedroom bungalow in large gardens with parking and courtyard, situated in a well equipped village opposite the village church and open countryside

FROMES HILL AND AREA SURROUNDING……

Fromes Hill is a linear village situated approximately mid way between Hereford and Worcester, both approximately 13 miles, on the A4103. Ledbury and Bromyard are also equidistant, around 7 miles to each. The motorway access at Worcester and Ledbury offer excellent nation communications via the M50/M5 and wider motorway networks, with Cheltenham approx. 50 minutes and Birmingham an hours drive away. With the railway station at Ledbury, London is accessible in 2.5 hours and central Birmingham in just over an hour.

The village is very well equipped with a number of shops situated on the small trading estate. These include Village convenience store, café, outdoors/army stores, barber and car repair workshop. There is a village pub, The Wheatsheaf Inn which has rooms and serves traditional food throughout the day and opposite an Indian Restaurant and takeaway.

Approximately a mile away is the Hop Pocket Shopping Village with garden centre, food and wine, gifts, café, gallery, shoe shops, clothing, furniture etc.

Fromes Hill stands 192m high and there are quite spectacular views towards the Black Mountains and Welsh Hills as you descend the hill towards Hereford. To the east are the Malverns, and there are some lovely footpath routes, trails and bridleways. The area is renown for its stunning scenery, rolling hills and countryside.

The Village Church, a grade II listed building, ‘St Matthews’ was constructed in Victorian times and became the parish church in 2018.

Church Bungalow sits opposite St Matthews, set well back from the A4103 and adjacent to open countryside on a small single track road which leads through the village of Halmonds Frome and eventually leads to Bromyard.

CHURCH BUNGALOW

The property itself has undergone a complete transformation during the past 2 years. It was purchased in a very poor condition with ramshackle buildings and an overgrown garden and has been completely renovated by the current owners. It was stripped back to brick and timber so is essentially now almost a new build retaining the mellow red brick original character walls with new tiled pitch roof and quality rubber flat rooves, all new electrics, plumbing, insulation, new double glazed windows, rain water goods, fascias etc. There is a recently fitted Wren kitchen with integrated appliances, fully fitted bathroom, dining area opening into the sitting room with a woodburning stove installed in 2023 and two double bedrooms. There are bespoke hand made doors throughout. To the rear is the former base of a conservatory leading directly from the sitting room. The rear gardens are completely landscaped within a boarded fence surround offering both privacy and safety for children or pets.

The property is approached from the lane over its own driveway which offers parking for 6 vehicles, and a gated access leads into the front courtyard gardens. There are two very useful concrete slab foundations approx. 14 x 12 and 10 x 10 which would be useful should a purchaser wish to erect a garage or workshop etc.

SERVICES

Church Bungalow has mains electricity, water and drainage. LPG central heating. Wood burning stove. It has full fibre fixed wireless internet. Mobile phone coverage is excellent inside and outside the property.

AGENTS NOTE

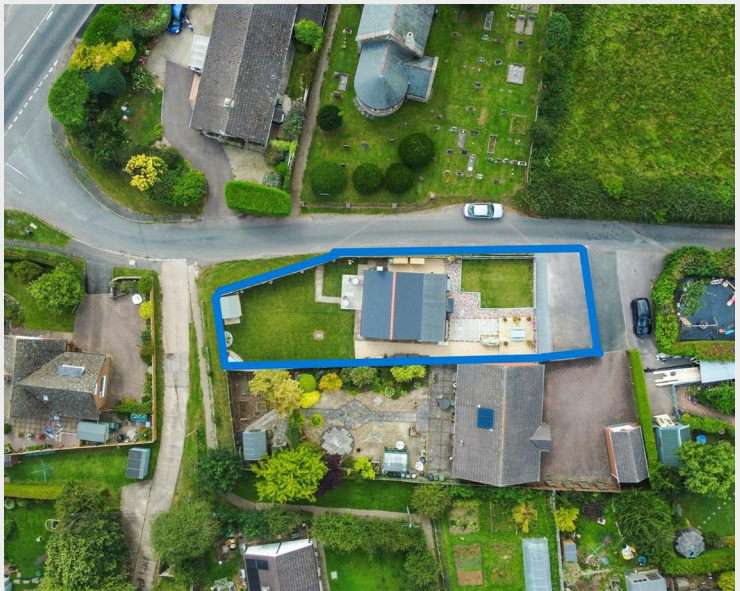
The property has a full height roof space which is boarded with power and a window. Subject to obtaining the necessary planning consent a loft conversion to create another bedroom could be considered.






Village convenience store
Outdoors store, Cafe, Indian restaurant, Barber, Car repairs garage
Village Pub
Church Bungalow

















COUNCIL TAX

Herefordshire Council Tax band C

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.


WELCOME






Sweet Dreams

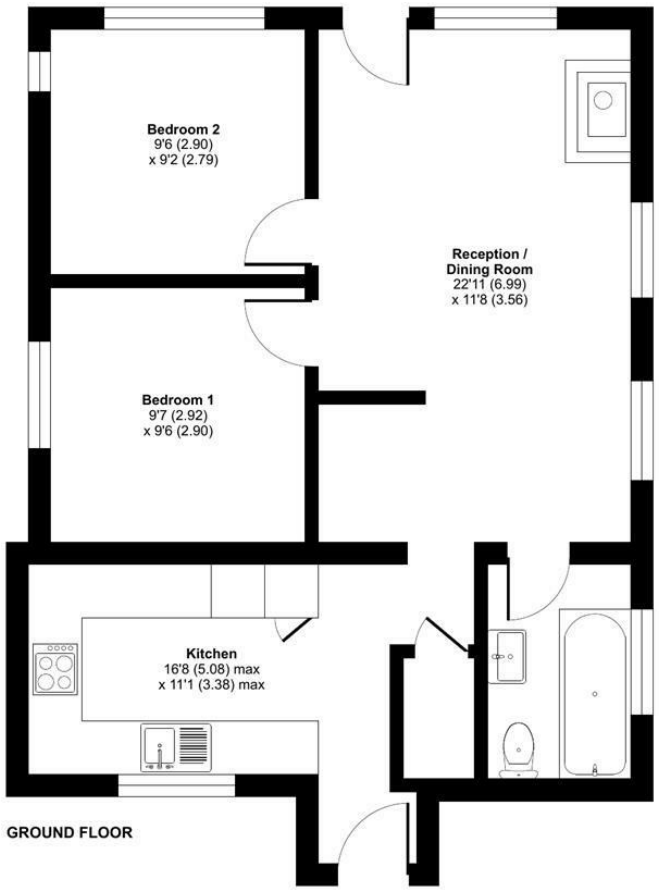



and relax...

Church Bungalow, Fromes Hill, Ledbury, HR8

Approximate Area = 623 sq ft / 57.8 sq m

For identification only - Not to scale



Certified Property Measurer

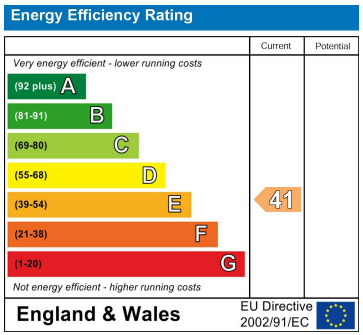
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Character & Country. REF: 1164168











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- Completely and extensively renovated by the current owners over the past 2 years
- New roof, electrics, plumbing, insulations, windows, rainwater goods, fascias etc
- Newly installed Wren kitchen with integrated appliances
- Sitting room with dining area, wood burning stove
- Scope for loft conversion subject to any necessary consents
- Two bedrooms and beautifully fitted bathroom
- Landscaped gardens and patio area, large car parking area
- It has full fibre fixed wireless internet. Mobile phone coverage is excellent inside and outside the property.
- Well equipped village with shop, pub, barber, cafe, outdoors store, Indian restaurant and takeaway and car repair workshop
- Midway Hereford Worcester approx 13 miles, Bromyard & Ledbury approx 7 miles