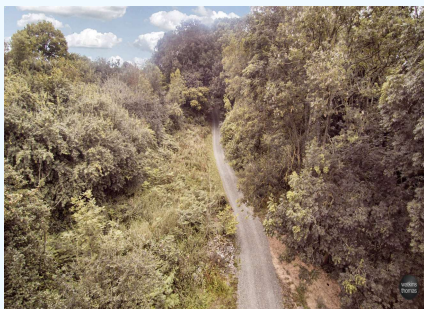




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## Woodlands, Stoke Lacy, Herefordshire, HR7 4RF

*'Occupying a truly unique position, within its own 10 acres of gardens and woodlands, a large bungalow residence with immense potential in many respects'*

**£750,000 (Freehold)**



# Woodlands, Stoke Lacy, Herefordshire, HR7 4RF

## LOCATION

Woodlands is approached over a lane, which leads to the entrance of this unique property's ten acres of woodlands, gardens and grounds and set within glorious north east Herefordshire countryside, between the City of Hereford and the market town of Bromyard. From the site distant views are enjoyed over adjacent countryside to hill ranges in the far distance and it lies within easy reach of the village of Much Cowarne and Stoke Lacy. Hereford and Bromyard combined offer a full range of shopping, leisure and recreational facilities and a neighbouring village has a primary school. Hereford also has bus and railway stations together with a hospital.

## DESCRIPTION

Woodlands is an unusually spacious bungalow which is of excellent proportions and has double glazed windows and an oil fired central heating system. There is scope for the creation of further accommodation (subject to Local Authority approval) within the built structure together with an exceptional amount of unconverted roof space accommodation. A particular attribute of this property is the grounds in which the property is comparatively centrally set, includes a terrace of garden areas, an out-building, an integral double garage block with the remainder of the grounds given over to areas of mature woodland including fruit trees and potential orchard and paddock areas. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Veranda Porch

21.34m (70') x 1.27m (4'2)

With timber and brick pillars, decorative archways and flagstone floor which leads to the

#### Enclosed Porch

2.03m (6'8) x 1.27m (4'2)

Approached through a pair of double glazed doors and with a further tall double glazed set of windows and with a pair of double glazed doors with hardwood surrounds to;

#### Principal Entrance Hall

4.8m (15'9) x 2.13m (7')

With coved ceiling, radiator with cover, door to bathroom, pair of doors to linen cupboard, opening to the bedroom hallway and with an opening to;



#### L shaped inner hall

4.93m (16'2) x 2.77m (9'1)

the L shaped inner hall (16ft 2 x 9ft 1) with access hatch to LOFT storage space (see below), coved ceiling doors to the sitting room, kitchen and utility room. Pair of doors to two cloaks/store cupboards with cabinets over and door to;

## Woodlands, Stoke Lacy, Herefordshire, HR7 4RF

### Dining Room

4.57m (15') x 3.05m (10')

With a double glazed window, coved ceiling, concealed lighting, radiator and with a pair of doors to the;



### Sitting Room

6.32m (20'9) x 4.14m (13'7)

With double glazed sliding patio doors opening to the rear and enjoying the distant view across orchards to tree lined rising countryside in the distance. Coved ceiling, double glazed window to the side, radiator and a Barbas wood burning stove, slate hearth with brick surround and timber mantle over.





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## Kitchen/Breakfast Room

5.84m (19'2) x 3m (9'10)

With two double glazed windows and double glazed sliding patio door opening to and overlooking the rear garden area, orchard and beyond. Coved ceiling and within the kitchen area there is a stainless steel sink unit with mixer tap and extensive range of fitted base cupboards with working surface over, tiled surrounds and matching eye level cabinets. Fitted Stanley stove/cook range, recess with plumbing for dishwasher, four ring electric hob and double electric oven. Feature stone floor tiles and timber flooring to the breakfast area.



## Utility Room

2.74m (9') x 2.01m (6'7)

With door to outside double glazed window, door to pantry cupboard, door to boiler cupboard with floor mounted oil fired boiler which provides central heating and domestic hot water and with a door to;

## Rear Porch

2.77m (9'1) x 1.45m (4'9)

With outside light.

## Cloakroom

With low level wc and corner wash basin. Radiator and double glazed window and continuation of the flagstone flooring.

## Bedroom 1

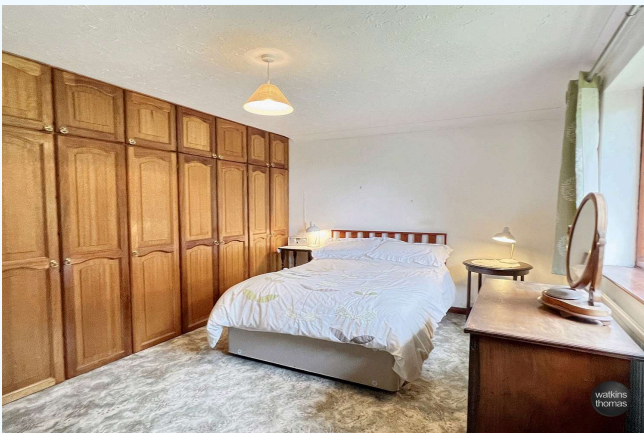
4.57m (15') x 3m (9'10)

With a double glazed window enjoying the woodland view with an opening to a more distance view. Radiator and along one wall there are three double and a single recess wardrobe cupboard units with hanging rail and cabinets over. Cover ceiling and with a door to the;

## En-Suite Bathroom

3.05m (10') x 2.59m (8'6)

With bath with shower mixer head and tiled surround, wc and wash basin. Fitted working surface and cupboards, ladder type radiator, double glazed window and coved ceiling.



## Woodlands, Stoke Lacy, Herefordshire, HR7 4RF

### Bedroom 2

4.27m (14') x 4.22m (13'10)

With a double glazed window, radiator and along one wall there are two double and a single wardrobe cupboard with cabinets over and a vanity wash basin with tiled surround, mirror and shaver point above. Coved ceiling.

### Bedroom 3

3.61m (11'10) x 2.74m (9')

With a double glazed window, coved ceiling, radiator and a single and double wardrobe cupboard.

### Family Bathroom

3.05m (10') x 2.44m (8')

With a corner bath with tiled course over, low level wc, pedestal wash basin with tiled course over and shower cubicle with thermostatic controlled shower unit.



### Principal Loft/Attic Area

16.76m (55') x 4.42m (14'6)

(to purlins at a height of 5ft 8") three fluorescent light switches and a ceiling height of 7ft 9".

### OUTSIDE:

#### Gardens & Grounds

As mentioned before the property is approached over a lane which runs to the entrance of Huddle Wood which forms the extent of the grounds surrounding Woodlands in which the built property is quite centrally located. The grounds extend to about ten acres and include broad leaf woodlands, numerous fruit trees and potential orchard/paddock areas. To be fully appreciated the agents would recommend that the property is viewed and within the grounds there is a Pole Barn which is approximately 17' x 18' split into five bays with profile mono pitched tin roof over. Immediately surrounding the property there are also terraced garden sections.

#### Workshop/Potential Annex/Studio

8.03m (26'4) x 2.71m (8'11)

Forming part of the main residence with a pair of double doors and double glazed window at the front with two double glazed windows and door at the rear. Ceiling height of approximately 7ft 9" and with numerous light switches and power points. This is capable of conversion to further accommodation (subject to Local Authority approval).



## Woodlands, Stoke Lacy, Herefordshire, HR7 4RF

### Driveway

The property is approached over a long driveway, which is stoned and runs to the car parking area and the DOUBLE GARAGE (26ft 4" x 24ft) which is in the main structure and is approached through a pair of doors and with double glazed windows and a personnel door.

Above the garage and aforementioned workshop, there are 2 loft rooms, the first being 24ft x 14ft to purlins with a double glazed window and numerous fluorescent lights and the second loft room is 20ft 2" x 14ft 2". All loft spaces are insulated.





# Woodlands, Stoke Lacy, Herefordshire, HR7 4RF





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## COUNCIL TAX BAND F

Payable to Herefordshire Council.

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Standard available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is to a private system and the central heating is oil fired. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## DIRECTIONAL NOTE

From central Hereford proceed to the north eastern outskirts and at the roundabout take the A4103 towards Worcester and after approximately 1/2 mile turn left on to the A465 Bromyard Road. Continue for a distance of 6.9 miles and take the left hand turn towards Little Cowarne (signpost for The Three Horseshoes Public House). Continue for 0.6 miles, proceed through the pair of galvanised seven bar gates (please close after use), across the track and through the next gate enter the grounds of Woodlands.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**20th August 2024**

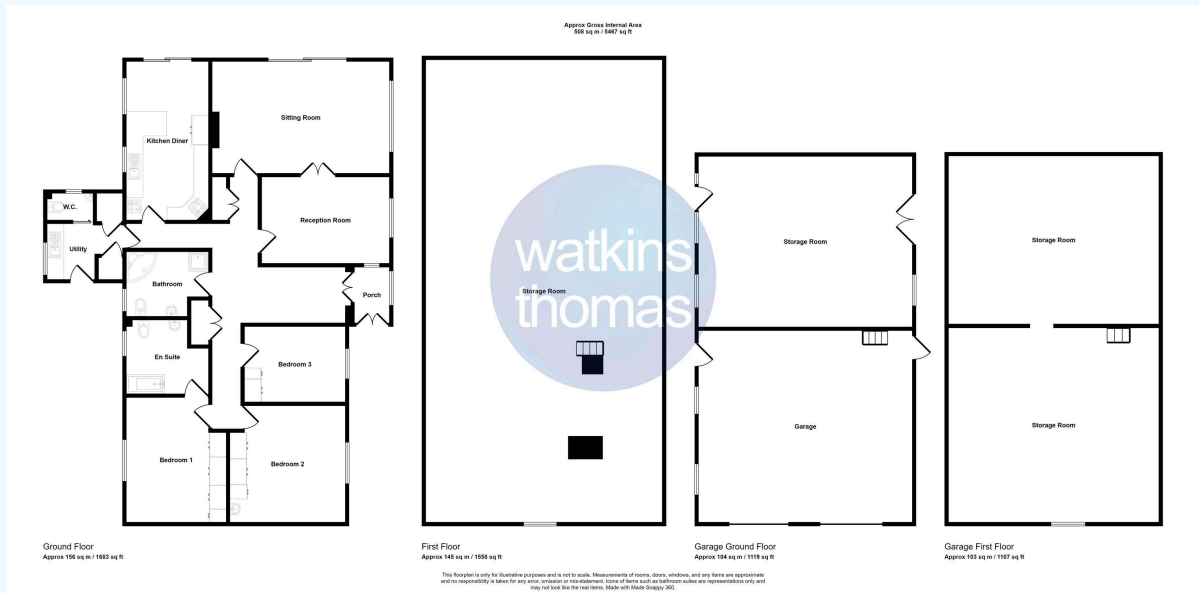
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# Woodlands, Stoke Lacy, Herefordshire, HR7 4RF

## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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