



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### Stockbrook, Fownhope, Herefordshire, HR1 4PS

*'Located in one of Hereford's most sought after villages, between Hereford and Ross-On-Wye, an individual, four bedroom detached residence provided with central heating along with triple and double glazing'*

**£599,500 (Freehold)**

Residential Sales and Lettings



# Stockbrook, Fownhope, Herefordshire, HR1 4PS

## LOCATION

Fownhope is located in south east Herefordshire between the city and the historic market town of Ross-On-Wye with its M50 spur to the motorway network. The village is situated above the River Wye and close-by there are country walks with the village offering a range of facilities and amenities including a primary school, church, doctors surgery, leisure spa, butchers and public house together with a community hall and playing fields. Hereford and Ross-On-Wye combined offer a fuller range of shopping, leisure and recreational facilities with Hereford also having a direct railway line to London.

## DESCRIPTION

Stockbrook is an individual detached residence of the 1970's era and overall offers well proportioned rooms. The property has been well maintained and is centrally heated and triple and double glazed. It is set in a screened garden and has an out-building comprising two garages with a studio/workshop area. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

4.22m (13'10") x 1.32m (4'4")

With front door with adjacent windows to:

#### Principal Reception Hall

5.36m (17'7") x 3m (9'10")

With a stairway off, double glazed sliding patio door opening to and overlooking the rear garden, coving to ceiling, radiator and with a door to an inner hall and glazed bevelled glass pane door to:



#### The Sitting Room

6.1m (20'0") x 4.27m (14') (plus bay)

With a double glazed bay window overlooking the garden, painted ceiling timbers, ornate stonework including recessed shelf with timber mantel over, book shelving, wall light points, radiator and arched opening through to:





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### The Dining Room

3.96m (13'0) x 3.35m (11')

With wall light points, triple glazed window to the side, radiator, door to kitchen and with a pair of French doors with adjacent windows opening to the:

### Lean-To Conservatory

3.78m (12'5) x 2.51m (8'3)

With single glazed elevations off a brick base and enjoying an outlook across the gardens.



### Kitchen/Breakfast Room

5.18m (17'0) x 3.35m (11'0)

With triple glazed windows to two aspects, ceiling spot light fitting and with solid wood fronted base cupboard units with roll edged working surfaces over, timber upstand and part tiled walls together with high level matching cabinets. Two tall matching cupboard units and with recess for cooker. 2½ bowl stainless steel sink unit with mixer tap, radiator, door to inner hall and door to:





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### Rear Utility Porch

1.98m (6'6) x 1.68m (5'6)

With a triple glazed door to outside, oil fired boiler providing central heating and domestic hot water, central heating and domestic hot water control clock, plumbing for washing machine and store cupboard with fitted shelves.

### Inner Hall

5.21m (17'1) x .97m (3'2)

With coved ceiling, door to shower room and door to a cloaks cupboard (3'4 x 2'6) with high level shelf.

### The Shower Room/Cloakroom

2.18m (7'2) x 1.65m (5'5)

With coloured suite comprising shower cubicle with thermostatically controlled shower unit, low level wc and pedestal wash basin. Triple glazed window, part tiled surrounds and radiator.



### ON THE FIRST FLOOR:

### Gallery Landing Area

3.1m (10'2) x 3m (9'10)

With a triple glazed window, radiator and access hatch to loft storage space. Radiator. Door to bedroom 4 and opening to:



### Inner Hall

6.1m (20'0) x .94m (3'1)

With a pair of doors to airing cupboard with hot water cylinder and with doors to:

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### Bedroom 1

5.41m (17'9) x 4.27m (14')

With a pair of triple glazed windows enjoying a view to the village church, two radiators and along one wall there are two double and single wardrobe cupboards with cabinets over and dressing recess. Further recessed cupboard with hanging rail and storage shelf.



### Bedroom 2

4.47m (14'8) x 3.35m (11')

With triple glazed windows to two aspects including the view over rooftops to tree lined countryside in the distance. Pull light switch, radiator and with double and single cupboards including shelved units with cabinet over.



### Bedroom 3

4.29m (14'1) x 3.35m (11'0)

With windows to two aspects including a view to the village church and with a view at the side across gardens to rising countryside and woodland in the distance. Pull light switch, radiator and with a double and single wardrobe cupboard provided with storage shelving and hanging rail.



### Bedroom 4

3m (9'10) x 2.24m (7'4) (maximum - into door recess)

Having a triple glazed window enjoying a view towards the village church, radiator and a deep overstairs storage cupboard with hanging rail.



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### Bathroom

3.91m (12'10) x 2.31m (7'7)

With contemporary suite including corner bath, wash basin and low level wc. Two triple glazed windows, part tiled surrounds, dressing area with cabinet below and radiator.



### OUTSIDE:

The property has a splayed driveway and a pair of iron gates in a stone wall open to a stone car parking area. There is a GARAGE/OUT-BUILDING comprising two garages and a WORKSHOP AREA which includes a two garage block which has overall dimensions of about 30' x 17' and it currently has two up and over doors to the front and is part sectioned off to provide a workshop/studio area. From the drive there is a low stone wall with coping stones over and steps rise to the front door. There are two lawn areas and there are deep well stocked borders.

To the left hand side of the residence there is a side access to a paved hard standing area which is triangular in plan and is laid to paving slabs and planted borders. A gate opens to the lawn rear garden with shrub borders. A high evergreen hedge forms the boundary at the rear. There is a paved seating area and rear porch and to the right hand side of the residence there is a utility storage area, two garden stores, an oil storage tank and paved concrete yard.



## **Stockbrook, Fownhope, Herefordshire, HR1 4PS**

### **COUNCIL TAX BAND F**

Payable to Herefordshire Council

### **BROADBAND & MOBILE PHONE COVERAGE**

Broadband - Ultrafast 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, water and drainage services are connected to the property. 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 Hereford proceed south east on the B4224 and in the village of Fownhope, at the crossroads by the church, turn left and the property will be identified on the right hand side.

### **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).

**19th February 2025**

ID39230

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## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## 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.