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### **The Lodge, Dinedor, Herefordshire, HR2 6LQ**

*'Located in a village about two miles south of Hereford a detached bungalow set on a generous plot and provided with parking and garage'*

**£320,000 (Freehold)**



# The Lodge, Dinedor, Herefordshire, HR2 6LQ

## LOCATION

The Lodge is located within the village of Dinedor which is set in South Herefordshire countryside just about two miles from the outskirts of Hereford. Dinedor has a church and community hall. The village is set to the South East of Hereford just off the Hereford to Holme Lacy Road. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The Lodge is set on a generous plot and is an individual bungalow which fronts the village road and at the rear has an outlook towards the village church. The property is centrally heated and double glazed. In more detail it comprises:

### ON THE GROUND FLOOR ONLY:

#### Entrance Conservatory

3.81m (12'6) x 1.65m (5'5)

Provided with double glazed elevations and with a large glazed panel to the roof and approached through a double glazed door. Door with double glazed upper panels to:

#### The Kitchen/Breakfast Room

5.44m (17'10) x 3.3m (10'10)

With wood fronted base cupboard units with granite working surfaces over, mosaic decorative tile surrounds and matching eye level cabinets. Coving to ceiling, sunken ceiling lights and with a double glazed window at the front and double glazed window with door to a side utility area. Door to deep linen cupboard with slatted shelving and door to inner hall.



#### Utility Room

4.19m (13'9) x 2.18m (7'2)

With working surface and sink unit.

#### The Living room

6.1m (20'0) x 3.96m (13')

With a double glazed picture window to the front, wood burning stove with timber mantel over and slate hearth, wood laminate flooring, coved ceiling, radiator and with an oak door to the inner hall and a 5'10 wide opening to:





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### Conservatory/Garden Room

6.65m (21'10") x 3m (9'10")

With a pitched, reflective glass double glazed roof and having double glazed elevations of a masonry base and with a single and double set of casement doors opening to and overlooking the gardens. Wood grain effect flooring, wall light point, slate sills and radiator.



### The Inner Hall

2.57m (8'5") x .84m (2'9")

With access hatch to loft space with ladder and herringbone wood grain effect flooring. Coved ceiling and with oak doors to:

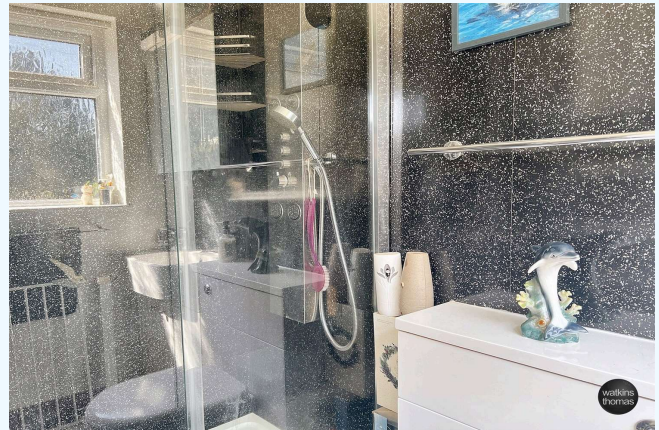
### Bedroom 1

4.39m (14'5") x 3.66m (12') (including en-suite area)

With coved ceiling, double glazed window and double glazed casement door to the rear. Wood laminate flooring and vertical radiator.

### En-Suite Shower Room

With part shower boarded walls, wide shower cubicle with multi head shower unit over, low level wc and wash basin. Double glazed window and ladder type radiator, coved ceiling and extractor unit.



### Bedroom 2

3.35m (11'0") x 3.18m (10'5")

With a double glazed window to the rear, coved ceiling, light fan unit and wardrobe area with central mirror sliding doors. Radiator and wood laminate flooring.



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### The Bathroom

2.57m (8'5) x 1.57m (5'2)

With jacuzzi bath, thermostatically controlled shower unit over, part shower boarded walls, vanity wash basin with mixer tap and drawer units below together with low level wc. Double glazed window, extractor unit, sunken ceiling lights, coved ceiling and contemporary style radiator. Ceramic floor tiles.



### OUTSIDE:

At the front of the property there is a driveway which provides access to the GARAGE (16'3 x 8') with a roller door at the front, double glazed window, floor mounted oil fired boiler which provides central heating and domestic hot water, and second door to the utility.

The rear garden can be approached from either side of the residence and comprises stone areas, a patio area and a lawn garden which enjoys a view from the rear towards the village church. The rear garden is part enclosed by timber panels between concrete posts and at the lower end by a decorative iron fence. Within the rear garden there is also a useful garden store/wood shed which in parts comprises a steel garden store (9' x 6'6) and log store (9'3 x 5'7).



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## **COUNCIL TAX BAND D**

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 and water services are connected to the property. Drainage is to a private system. 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 south onto Ross Road and take the left hand turning by the Broadleys Public House into Holme Lacy Road. Continue along this road for approximately three miles passing through the outskirts of the city and Rotherwas and then take the right hand turn at the 'S' bend towards Dinedor. Continue into Dinedor and The Lodge will be identified on the left hand side by the agents for sale board.

## **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).

**21st May 2025**

ID39350

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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.

## 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.

