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Fownhope, Herefordshire

'Situated to the north east of Hereford City in the highly sought after Fownhope district a well presented, four bedroom, detached barn conversion which is Grade II Listed. The property has the added benefit of gas central heating, double glazing where specified, driveway, double garage and enclosed gardens'

£580,000 (Freehold)

Residential Sales

Fownhope, Herefordshire

LOCATION
The property is located to the north east of Hereford City in the popular Fownhope district. In the area are local shops, butchers, public house, gym and 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 subject property is a well presented, four bedroom, detached Grade II listed barn conversion with gas central heating, double glazing, off road parking, double garage and enclosed gardens. The accommodation comprises entrance hall, cloakroom, three bedrooms, bathroom with stairs leading to the sitting room, inner hallway giving access to bedroom 1 and en-suite shower room, dining room and kitchen. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall
A front aspect entrance door leads to the entrance hall with front aspect glazed window to the side of the door, panelled radiator, stairs to the first floor, feature beams, door to the garage, thermostat for central heating, door to the cloakroom and steps to the lower ground floor.

Cloakroom
1.52m (5'0) x 1.47m (4'10)
With double glazed window, low flush wc, wash hand basin, partially tiled wall surround and panelled radiator.

LOWER GROUND FLOOR
Double glazed window, panelled radiator, smoke alarm, doors to bedrooms and bathroom.

Bedroom 2
4.04m (13'3) x 3.73m (12'3)
With double glazed window, feature beam and panelled radiator.

Bedroom 3
4.42m (14'6) x 3.63m (11'11)
With double glazed window and panelled radiator.

Bedroom 4
3m (9'10) x 2.82m (9'3)
With double glazed window and panelled radiator.

Bathroom
2.39m (7'10) x 1.98m (6'6) (minimum)
With suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, extractor fan, heated towel rail, wall mounted dimplex heater, partially tiled wall surround and light with shaver point.

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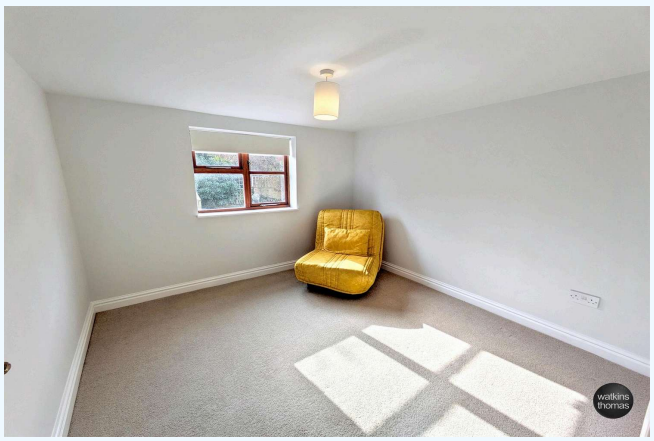

ON THE FIRST FLOOR:
Stairs from the ground floor give access to the sitting room.

Sitting Room
7.34m (24'1) x 5.99m (19'8)
With feature beams, three velux sky lights, 9 single glazed windows and one double glazed window. Two panelled radiators, gas fire with tiled hearth and mantle over and four wall lights. The room gives access to the landing.

Landing
With storage cupboard, feature beam, access to the dining room and bedroom 1.

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Bedroom 1
4.42m (14'6) x 3.76m (12'4)
With double glazed window, velux sky light, two wall lights, feature beams, panelled radiator, television point and door to en-suite shower room.

En-Suite Shower Room
2.11m (6'11) x 1.96m (6'5)
With shower cubicle, thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, heated towel rail, light and shaver point.

Dining Room
4.34m (14'3) x 2.77m (9'1)
With double glazed window, panelled radiator, feature beams, smoke alarm, raised storage cupboard and door to the kitchen.

Kitchen
4.32m (14'2) x 3.63m (11'11)
With dual aspect double glazed windows, single glazed door giving access to an external staircase. A range of units comprising 1½ bowl ceramic sink unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for dishwasher, space for under counter fridge, integrated electric oven and microwave, electric hob with cooker hood over, panelled radiator, telephone point and tiled flooring.

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OUTSIDE:
A driveway gives access to THE DOUBLE GARAGE (19'2 x 17'10) with electric up and over door, power, lighting, doors to both gardens, wall mounted gas central heating boiler and door to the entrance hall.

The gardens run to both the front and rear of the property. The front garden is laid to lawn with various shrub borders and is enclosed by walling and fencing to provide a degree of privacy. To the rear of the property is a further lawned garden with storage shed and again is enclosed by fencing and walling to provide a degree of privacy.

SERVICES
It is understood that mains electricity, gas, 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.

COUNCIL TAX BAND E
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.

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

DIRECTIONAL NOTE
Proceed out of Hereford along the Hampton Park Road, continue through the village of Mordiford and follow the road until entering the village of Fownhope. Continue through the village of Fownhope taking the left hand turning after the butchers. Take the first left and first left again and the property is located directly in front of you in the cul-de-sac position.

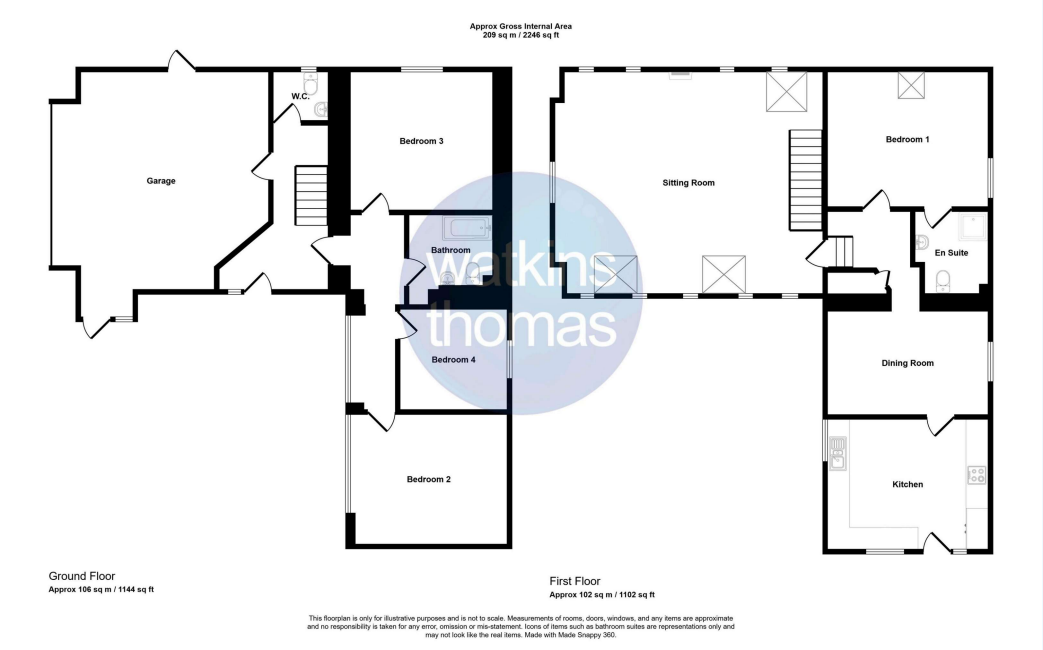
FOR FURTHER INFORMATION
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

11th March 2026
ID36816

Fownhope, Herefordshire

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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