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Chip N Putt, Burghope, Dinmore, Herefordshire, HR4 8ED

A detached 1930s bungalow with surrounding garden area and enjoying view to the rear together with an adjacent allotment style garden which extends to about a quarter of an acre.

£275,000 (Freehold)

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LOCATION

Chip n Putt is just off the A49 and lies five miles north of the outskirts of the city of Hereford. Nearby is Queenswood, favoured for its walks and within easy reach are villages, including Wellington, which offer a range of amenities including a local shop, primary school, Church and community hall. Hereford is approximately five miles south and Leominster is about eight miles to the north. These centres combined offer a fuller range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Chip n Putt is a 1930s detached bungalow residence, which is double glazed and offers an entrance hall, a living room, kitchen/breakfast room, bathroom and two double bedrooms. There is a driveway to a garage structure and surrounding the original property there are established private garden areas and a view is enjoyed from the rear over rising countryside to a wood topped hill. Adjacent to the property, there is a quarter acre paddock which is currently utilised as an allotment type garden, through which a brook runs. In more detail, the accommodation comprises;

ON THE GROUND FLOOR ONLY:

Reception Hall

5.18m (17') x .91m (3') (widening to 5' 4)

Approached through a double glazed door, hatch to loft space and with doors to the sitting room, bedroom 1, bedroom 2, the kitchen/breakfast room and the bathroom.

Sitting Room

3.3m (10'10") x 3.33m (10'11") (13' 3 into bay)

With a square, double glazed bay window at the front, double glazed window to the side, picture rail and with a timber fire surround with quarry tile base.



Kitchen/Breakfast Room

4.88m (16') x 3.2m (10'6")

With a double glazed window to the side, double glazed window to the rear and a double glazed door to the lean to conservatory. Fitted base cupboard units with working surface over, tiled surrounds and eye level cabinets. Composite single drainer sink unit with mixer tap, recess with plumbing for washing machine, built in oven with hob over and cooker hood above, recess for freezer and with a feature jet master fireplace. Airing cupboard with insulated hot water cylinder.



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Lean to Conservatory/Porch

3.45m (11'4) x 2.08m (6'10)

With single glazed upper elevations under a corrugated perpex roof and with a pair of doors to the rear. From this room an outlook is enjoyed across the rear garden area to countryside that rises up and away from the property woodland.



Bedroom 1

4.57m (15') x 2.67m (8'9)

With double glazed windows to two aspects and with three double built in wardrobe cupboards, some doors having a mirror front.



Bedroom 2

3.3m (10'10) x 3.33m (10'11) (13' 4 maximum)

With a double glazed square bay window to the front, picture rail and night storage heater.



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Bathroom

2.74m (9') x 1.63m (5'4)

With white suite comprising bath with an electric shower unit over, vanity wash basin with cupboards below and low level WC. Part tiled walls, double glazed window and electric radiator.



OUTSIDE:

The property is approached from the A49 through a pair of wrought iron gates which leads to a driveway with turning area and the GARAGE STRUCTURE (15' 7 by 10' 9) with additional storage space. To the right hand side of the driveway at the front of the property, there is a lawned garden area with individual shrubs and planted rockery borders featuring spring bulbs and mature trees. There is also a single garden room structure approached through an archway with climbing plants over. Access can also be achieved at the right hand side of the residence. From the right of the residence there is a stepping stone pathway and planted beds and borders divided by brick pathways and the hard landscaped rear garden area, comprising a paved patio area with stone borders surrounding, there is a mature crowned copper beech tree and seating under a PERGOLA (9' 4 by 9' 4). The property also has the benefit of a lean to greenhouse (10' 3 by 5' 5) and two out houses which are approximately 10' 4 by 4' 9 and 6' by 6'. From the side garden area, there is an opening to an additional garden area which is approximately a 1/4 of an acre and is laid to lawn with vegetable plots. Within this area there is a stream with bridge over, a garden store 8' by 6', which has a part glazed elevation. At the rear of the property there is the drainage system and a further garden store (5' 9 by 7' 10).



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SERVICES

It is understood that mains electricity and water services are connected to the property. It is understood that 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.

COUNCIL TAX BAND C

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

From central Hereford, proceed north on the A49 and after five miles, Chip n Putt will be identified on the left hand side.

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.zoopla.co.uk.

18th March 2026

ID16173

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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	41 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.