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### **Lodore, Burghill, Hereford, HR4 7RW**

*Set about two miles north of the outskirts of Hereford in a sought after village, a substantial residence with extensive ground floor accommodation, together with a first floor hobby/bedroom area. Parking, garage and extensive southerly facing gardens.*

**£425,000 (Freehold)**

# Lodore, Burghill, Hereford, HR4 7RW

## LOCATION

Burghill is a popular village community which, with neighbouring villages, offers a range of amenities including primary school, golf course, Church, public house, shop, post office and village hall. Central Hereford is approximately three miles distance and the city as a whole offers an excellent range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

## DESCRIPTION

Lodore is located above a village road and it is a substantial property, largely based on the footprint of a bungalow with an additional first floor room, accessed over a spiral staircase. The ground floor accommodation has been extended and it now includes a reception hall, kitchen and a large living area with defined individual spaces, together with three ground floor bedrooms and a bathroom. On the first floor, there is a large open plan hobby room, study or principal bedroom area, and of note is the extensive south facing rear garden area. The property also has parking, a car port and garage. Lodore would now benefit from certain refitting and upgrading works and it is centrally heated and double glazed. The extensive accommodation currently comprises;

## ON THE GROUND FLOOR:

### Principal Reception Area

3.58m (11'9) x 1.52m (5')

Approached through a double glazed door with adjacent double glazed window, wall light point, wall mounted thermostat, radiator and with a doorway to the kitchen and opening to;

### Inner Hall

4.95m (16'3) x 1.04m (3'5)

With doors to bedrooms 1, 2 and 3, the bathroom and the sitting room.

### Open Plan Sitting Room

6.63m (21'9) x 7.01m (23')

With three distinct areas and having coved ceiling, spiral staircase to the first floor and with a double glazed sliding patio door opening to and overlooking the fine south facing rear garden, a further picture window overlooking the garden at the rear, double glazed windows to each side and a double glazed french door to a patio area. Part of the floor is formed in feature tiles, there are six radiators, a defined dining area and there is a tiled fire surround with marble tiled hearth with wooden mantel over.



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### Kitchen/Breakfast Room

3.42m (11'3) x 4.41m (14'6)

Extensively fitted and with a range of base cupboards and drawer units with working surface over, tiled surrounds and numerous eye level cabinets. Double drainer stainless steel sink unit, built in electric ovens, hob and recess with plumbing for dishwasher. Good sized pantry, heated towel rail and cupboard with water tank. Double glazed windows to two elevations and with a radiator and door to side porch.



### Bedroom 1

4.52m (14'10) x 3.96m (13')

With a double glazed window overlooking the south facing rear garden and fitted with an extensive range of wardrobe cupboards, a tallboy unit with drawers below, base cupboards, bedside cabinets and with high level cabinets over the bed recess. Radiator and with door to;

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### Ensuite Shower Room

2.54m (8'4") x 1.22m (4')

With sliding doors to a tiled shower cubicle with electric shower unit, vanity wash basin with cupboards below, tiled surrounds and with a low level WC. Radiator, heated towel rail and double glazed window.



### Bedroom 2

3.81m (12'6") x 2.57m (8'5")

With a double glazed window to the front, coved ceiling and radiator.

### Bedroom 3

3.43m (11'3") x 2.44m (8')

With a double glazed window to the front and radiator.



### Bathroom

2.39m (7'10") x 1.5m (4'11")

With suite comprising bath with shower and mixer tap attachment to taps, pedestal wash basin and low level WC. Part tiled walls, radiator and double glazed window.



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### ON THE FIRST FLOOR:

#### Bedroom Suite/Studio

8.13m (26'8) x 4.14m (13'7)

With four double glazed picture windows enjoying the southerly aspect and overlooking the rear garden. This room is approached over a spiral staircase, has radiators and a doorway to a loft room (13' 10 by 11' 2 to eaves).



### OUTSIDE:

The property has the benefit of a brick paved driveway, which provides access to both the GARAGE and the CAR PORT (17'1 by 9' 4), which has a wrought iron gate to the rear. The garage is 17'1 by 8' 8 and has a double glazed window to the rear, the wall mounted gas fired boiler which provides central heating and domestic hot water and is approached through an up and over door. Off the garage there is a WORKSHOP STORE with a door to the rear garden and between the house and the garage there is a side porch/access with a door to the FORMER BOILER CUPBOARD (4' 4 by 2' 9).

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### Gardens

At the front of the property there is a lawned garden area, behind a low brick wall and there are planted beds and borders. The front door is approached over a wide block paved driveway. Immediately to the rear of the residence there is a greenhouse and a paved patio area beyond which there is an expanse of lawn with interspersed shrubs. The rear garden enjoys a southern aspect.



### 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.

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### SERVICES

It is understood that mains electricity, gas and water services are connected to the property. It is understood that drainage is to a septic tank. 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 east into Eign Street and follow through for the length of Whitecross Road. At Whitecross roundabout, take the third exit into Three Elms Road and just before the Three Elms public house, turn left. Continue to and on reaching Roman Road, turn left then right to Burghill. Continue into Burghill and take the left hand turn just before the Church. Continue through the village and Lodore will be identified on the left 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).

**7th March 2026**

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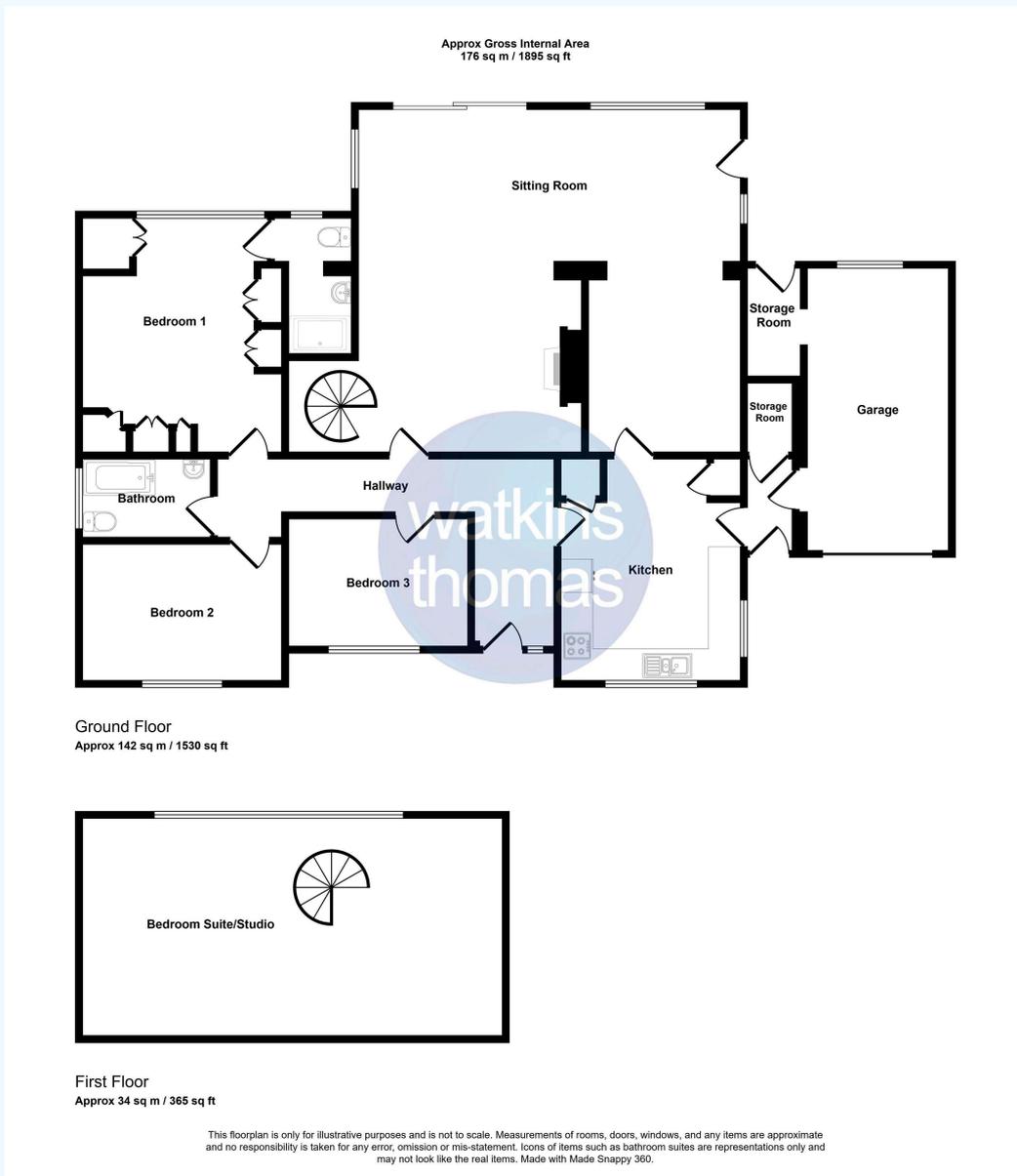
### ENERGY PERFORMANCE CERTIFICATE

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.

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## 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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