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Chapel House, Ridgehill, Hereford, HR2 8AE

Located just over a mile south of the outskirts of Hereford, a cottage residence set adjacent to a redundant Church room and with generous garden area.

£280,000 (Freehold)

Residential Sales

Chapel House, Ridgehill, Hereford, HR2 8AE

LOCATION

Ridgehill is located about one mile south of the outskirts of the Cathedral city of Hereford. The dispersed community is favoured for its country setting, yet being so close to Hereford and its extensive range of shopping, leisure and recreational facilities, educational establishments, bus and railway stations.

DESCRIPTION

Chapel House is attached to the now redundant Church room and has a later extension. The property is double glazed, has electric heating and overlooks its own lawned gardens at the front and parking. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

1.88m (6'2) x .97m (3'2)

Approached through a door with adjacent double glazed windows and with a bevelled glass multi pane door to;

Open Plan Kitchen/Dining Room

Which in parts comprises;

Kitchen Area

3.35m (11') x 2.34m (7'8)

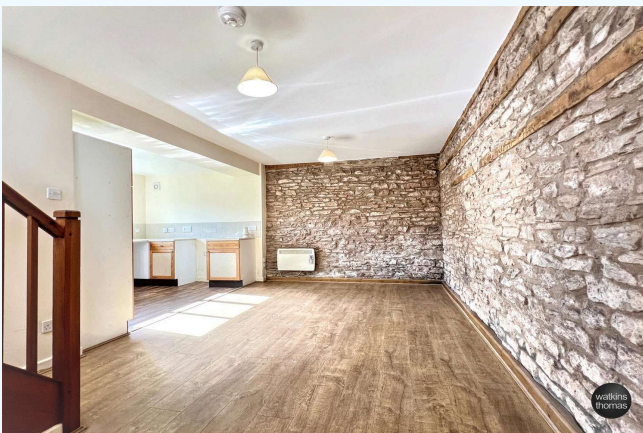
With a double glazed window overlooking the gardens with field beyond. Fitted base cupboards with working surface over, tiled surrounds and tall storage cupboard. Single drainer sink unit, plumbing for washing machine, extractor unit, electric cooker point and with a wide opening to;



The Dining Area

5.18m (17') x 3.1m (10'2)

With two exposed stone walls with timber beams running through, wall mounted electric heater, wood grain effect flooring, stairway off and with a bevelled glass multi pane door through to the;



Chapel House, Ridgehill, Hereford, HR2 8AE

Living Room

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

With a double glazed window and double glazed casement door opening to and overlooking the rear garden with views beyond. Wall light points, period fire surround with wood burning stove and hearth. Wood grain effect flooring and with a wall mounted electric heater.



ON THE FIRST FLOOR:

Landing

Approached over a return stairway with double glazed window at mezzanine level, access hatch to loft space and with doors to the bedrooms, bathroom and the airing cupboard with insulated hot water cylinder.

Bedroom 1

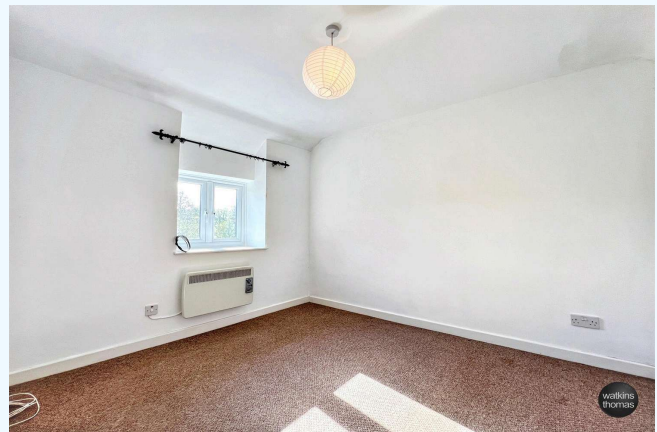
3.38m (11'1) x 3.35m (11')

With a double glazed window enjoying the view over the rear garden with undulating treelined countryside beyond. Wall mounted electric heater.

Bedroom 2

3.07m (10'1) x 2.64m (8'8)

With a double glazed window again enjoying the view. Wall mounted electric heater.



Chapel House, Ridgehill, Hereford, HR2 8AE

Bathroom

2.13m (7') x 1.42m (4'8) (maximum 7' 3)

With suite comprising bath, low level WC and pedestal wash basin. Positioned over the bath there is an electric shower unit. Part tiled surrounds, double glazed window and ladder type electric heater.



Parking

A pair of five bar gates open to a hard standing/car parking area.

OUTSIDE:

The boundary is demarked by a mature hedge and the property has a pedestrian access from the front. To the front of the property there is a brick paviour patio area, the grounds gently slope, are lawned and extend to about a quarter of an acre. There are established borders, a couple of mature trees and a hard standing area on which is located a garden store.

From the gardens, views are enjoyed across a shallow valley to naturally bordered fields in the distance.



COUNCIL TAX BAND C

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Standard 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.

Chapel House, Ridgehill, Hereford, HR2 8AE

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 over Greyfriars Bridge and at Broadleys traffic lights, turn left into Holme Lacey Road. Continue to the roundabout and take the third exit into Hoarwithy Road. Continue to the outskirts of the city and travel for about three quarters of a mile through Green Crize and then turn right signposted Ridgehill and Twyford. Continue for about a third of a mile, bear left at the junction and after a further 0.1 of a mile, the property will be denoted 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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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 F. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 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

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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.

