



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Homelea, Chapel Lane, Peterchurch, Hereford, HR2 0RX

Located on the edge of a west Herefordshire village in a position from which distant views are enjoyed across the village to treelined countryside in the distance, a four bedroom extended period cottage with period features.

£335,000 (Freehold)

Residential Sales

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LOCATION

Peterchurch is located about twelve miles west of the Cathedral city of Hereford and is a thriving centre, which has a high school of note. Further facilities in the village include community hall, public houses, Church and village shop. The property lies between Hereford and Hay on Wye, which combined offer a fuller range of facilities and amenities with Hereford having both bus and railway stations, together with higher educational establishments.

DESCRIPTION

Homelea is a historic end of terrace cottage which has been extended and the comfortable accommodation is now extensively double glazed and centrally heated. In more detail, the generous level of accommodation provided includes;

ON THE GROUND FLOOR:

Conservatory/Entrance Porch

3.56m (11'8) x 1.83m (6')

Approached through a double glazed door with adjacent double glazed windows and having a polycarbonate roof, tile effect flooring and from this room an outlook is enjoyed across the gardens to the treelined countryside with Welsh Hills in the far distance. Original door with glazed upper panels to;



Dining Room

5.11m (16'9) x 3.15m (10'4)

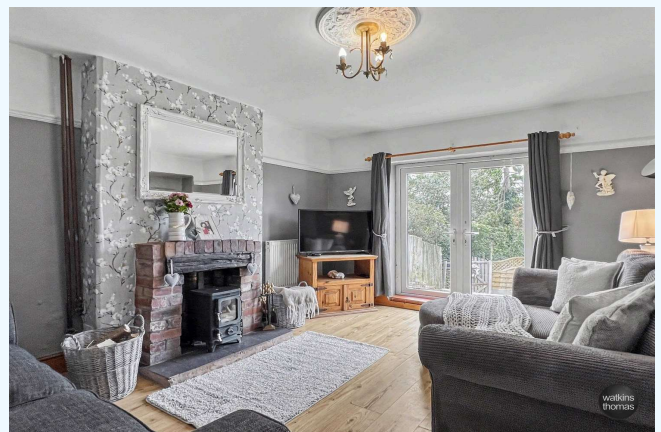
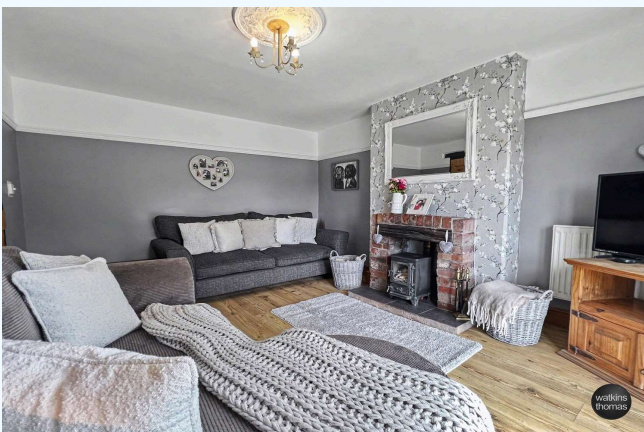
With a double glazed window to the conservatory, window to the rear, exposed ceiling timbers, two radiators and a stone fire surround with flagstone hearth and substantial beam over with fitted wood burning stove. Pair of high level cupboards with shelving below and wood laminate flooring. This room has a ceiling height of approximately 7' and there is an ornate opening to the rear hall and there is a historic door to the utility room and a door with suffolk latch fitting to the;



Sitting Room

4.17m (13'8) x 3.28m (10'9)

With picture rail and a pair of double glazed french doors off a tiled step open to the front garden and from here distant views are again enjoyed. Wood grain effect flooring and brick fire surround with timber mantel and a wood burning stove on tiled hearth. Radiator.



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Inner Hall

3.96m (13') x 2.44m (8')

L shaped in plan with a double glazed window to the rear, feature tile flooring and having a wooden return stairway off to the first floor and with a door to the;



Kitchen/Breakfast Room

6.05m (19'10) x 3.3m (10'10)

A delightful family room with substantial exposed beam and having a double glazed window overlooking a meadow to the side, a casement door to the side and with a pair of double glazed doors to the rear hard landscaped garden. Within the kitchen area, there is an extensive range of base cupboards and drawer units with working surface over, tiled surrounds and eye level cabinets, together with a single drainer stainless steel sink until with mixer tap, together with an electric oven, four ring hob with cooker hood over and built in dishwasher. Electric cooker point, feature tiled floor and sunken ceiling lights.



Utility Room

2.95m (9'8) x 2.59m (8'6)

Again with a good ceiling height and having a double glazed window to the side and fitted with eye level cabinets, fitted working surface with plumbing below for washing machine and a pair of louvre doors to the boiler cupboard which houses the Worcester gas fired boiler which provides central heating and domestic hot water.



ON THE FIRST FLOOR:

Landing

With double glazed window at mezzanine level, double glazed window to the side, access hatch to loft space, radiator and with a mix of period doors to bedroom 2, 3 and 4, the bathroom and;

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Bedroom 1

5.89m (19'4) x 3.33m (10'11)

With a deep double glazed picture window enjoying the view over the rear garden to the meadow and rising treetop countryside beyond. There is a double glazed window to the side which enjoys a view down and across the valley and Church steeple. Three sets of sliding doors to a wardrobe area, wood laminate flooring and with a night storage heater.



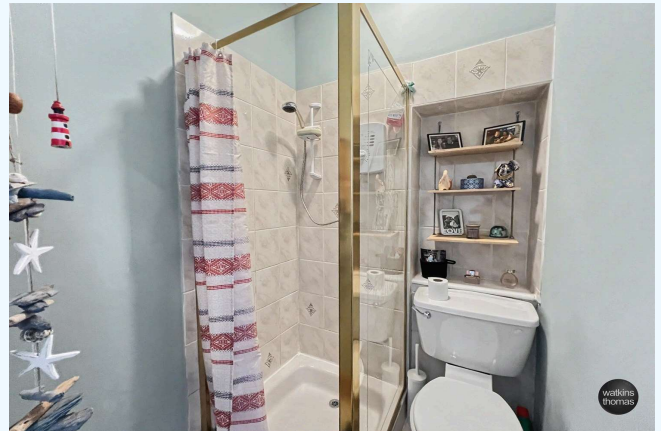
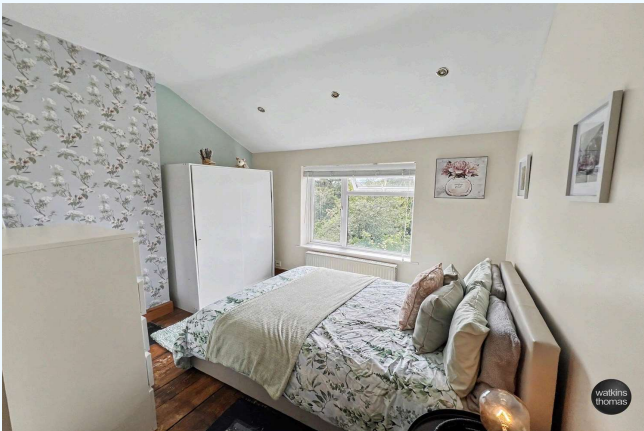
Bedroom 2

4.27m (14') x 3.05m (10') (maximum)

With a double glazed window to the front, again enjoying the fine view and with a venetian blind, row of sunken ceiling lights, radiator, exposed wooden floorboards, night storage heater and within the overall bedroom measurement there is a;

Ensuite Shower Room

With tiled shower cubicle with electric shower unit and tiled surrounds, together with a low level WC. Extractor unit and tile effect flooring.



Bedroom 3

2.95m (9'8) x 3.25m (10'8) (12' 1 maximum)

With a double glazed window enjoying the fine outlook to the front over gradually rising treelined countryside to the Welsh Hills in the far distance. One wall has feature exposed stonework. Radiator.

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Bedroom 4

2.77m (9'1) x 2.03m (6'8)

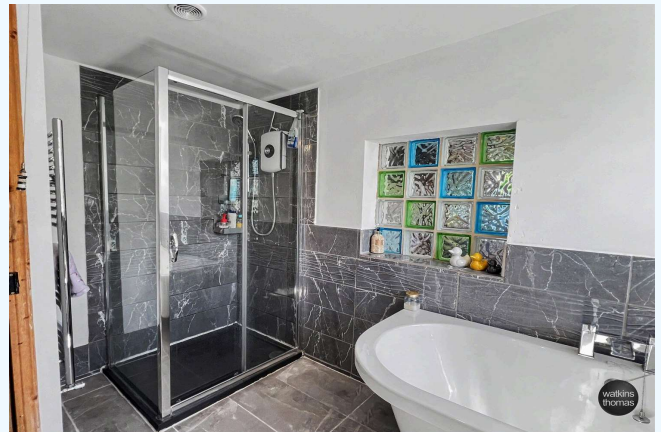
With a double glazed window to the rear, feature historic window recess with beam over and tiled base. Section of exposed stone walling and with exposed timber uprights. Electric panel heater.



Bathroom

3.25m (10'8) x 2.59m (8'6)

Attractively appointed and with four piece suite comprising a freestanding bath with water flow mixer tap, a shower cubicle with a thermostatically controlled shower unit, tiled walls, low level WC and vanity wash basin with drawers below and cabinet over. Double glazed window overlooking a meadow and gardens with a treelined valley in the distance. Wall mounted central heating and domestic hot water control clock. Concealed boiler in which is housed a hot water cylinder and with ceramic floor tiles and feature glass bricks.

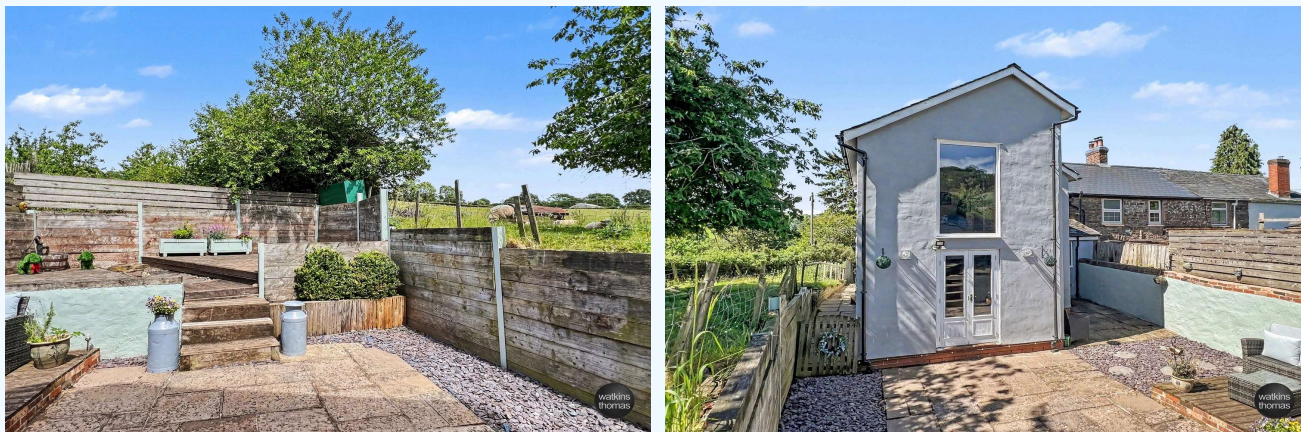


OUTSIDE:

The property is approached through a pickett like fence and across the front boundary there are concrete posts with fence panels between and the front garden area is lawned, bordered by a pathway created in sleepers, paving slabs and stones to a raised paved patio area, which enjoys a wonderful aspect and from which views are enjoyed across countryside. There is a side pebble pathway, beyond which there is a paddock and to the rear there are two paved patio areas and a slate area with stepping stones, a decked seating area and four steps rise to an upper decked area which is bounded by sleepers between angle irons. The rear garden overlooks and sits adjacent to an agricultural meadow. The rear garden area is part walled.

The property fronts a lane and across the lane there is a further area of land, which provides excellent car parking facility for numerous vehicles and the remainder is lawned.

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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.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is from the Peterchurch Water Society. 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 the city of Hereford, proceed initially over Greyfriars Bridge and take the second exit at the roundabout onto Belmont Road. Continue for the length of Belmont Road and at the roundabout take the first exit onto the A465 Abergavenny Road. Continue for about half a mile then turn right onto the B4349 and in Clehonger take the left turn, continuing on to the B4349 through the village of Kingstone. From Kingstone, take the B4348 signposted Peterchurch and in the village, pass the shop on the left hand side, pass Lewis Way on the right and then take the lane denoted as Chapel Lane just beyond the fire station. Continue along Chapel Lane and Homelea will be identified on the left hand side by the agent's 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

ID / Date

ID43153

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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.