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Cedar Folly, Grafton Lane, Grafton, Hereford, HR2 8BL

'Situated to the south of Hereford City a four bedroom detached property, with three reception rooms and attached annex with the benefit of oil central heating, off road parking, double garage and enclosed gardens'

£300,000 (Freehold)

Residential Sales

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LOCATION
The property is located to the south of Hereford City off Grafton Lane set a short distance away from Hereford City. 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 four bedroom detached home with attached annex in need of modernisation with two garages and garden area. (please note the original plot has been reduced to provide a separate building plot). The property also has the added benefit of oil central heating and double glazing where specified. The accommodation in more detail comprises:

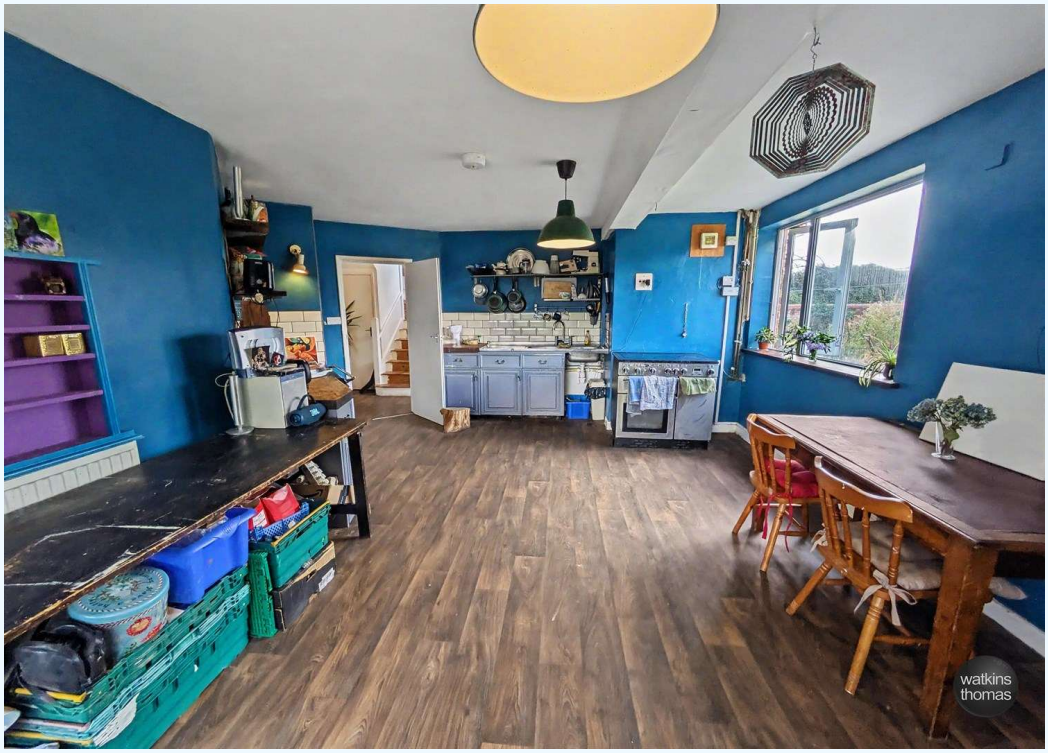
ON THE GROUND FLOOR:

Entrance Hall/Utility Area
3.23m (10'7) x 2.51m (8'3)
A double glazed panelled entrance door leading to the entrance hall/utility area with front and side aspect double glazed windows, stainless steel sink drainer unit, base unit, tiled flooring and access to inner hallway and storage area.

Inner Hallway
With panelled radiator, smoke alarm, stairs to the first floor, under-stairs storage cupboard and door to the cloakroom.

Cloakroom
With double glazed window, high flush wc, wash hand basin and wooden flooring.

Kitchen/Dining Room
5.84m (19'2) (maximum) x 3.81m (12'6) (minimum - irregular shaped room)
With front and side aspect double glazed windows. A range of units comprising a stainless steel sink drainer unit, work surface, tiled splash backs, base units under, space for cooker, Aga, space for dining table and panelled radiator.



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Sitting Room
5.72m (18'9) (maximum) x 4.39m (14'5) (maximum - irregular shaped room)
With side and rear aspect double glazed windows, panelled radiator, brick fire surround and mantel and double glazed door to the garden.





Study
2.9m (9'6) (maximum) x 2.54m (8'4) (maximum)
With panelled radiator, vinyl flooring and double glazed patio door to the family room.

Family Room
4.17m (13'8) x 2.97m (9'9)
With side aspect double glazed window and rear aspect double glazed door and window to the garden. Panelled radiator and door to the inner porch.



Inner Porch
With side aspect double glazed door and window and glazed door to the annex entrance hall and storage area.

Storage Area
4.65m (15'3) x 1.85m (6'1)
With wall and base mounted units, work surface and tiled flooring.

ANNEX

Bedroom
4.95m (16'3) x 1.98m (6'6)
With built-in cupboards, night storage heater and door to the kitchen area.

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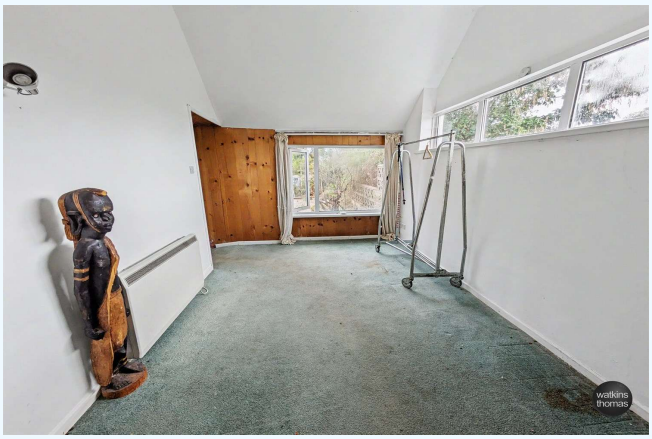
Kitchen Area
With side aspect door to the parking area, rear aspect double glazed window, a range of units comprising stainless steel sink drainer, work surface, base units under, door to the lounge/bedroom and bathroom.



Bathroom
With side aspect window, panel enclosed bath with shower over, airing cupboard, low flush wc and pedestal mounted wash hand basin.

Living Room
4.7m (15'5) x 2.77m (9'1)
With dual aspect windows, night storage heater and wood burning stove.





ON THE FIRST FLOOR:

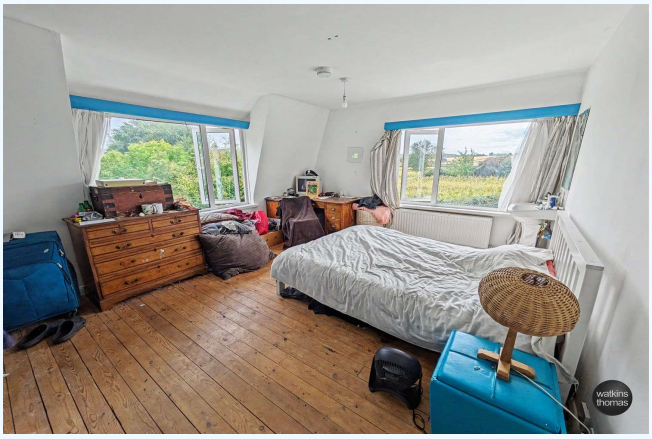
Landing
With access hatch to loft space, floor boards, front aspect double glazed window, panelled radiator, doors to bedrooms and bathroom.

Bedroom 1
5.11m (16'9) x 3.96m (13') (maximum)
With front and side aspect double glazed windows, built-in wardrobe and panelled radiator.

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Bedroom 2
4.55m (14'11) (maximum) x 3.51m (11'6)
With dual aspect double glazed windows, built-in wardrobe, panelled radiator, pedestal mounted wash hand basin and exposed floor boards.

Bedroom 3
2.92m (9'7) x 2.64m (8'8)
With rear aspect double glazed windows, pedestal mounted wash hand basin, exposed floor boards and access to the dressing area.

Dressing Area
2.67m (8'9) x 1.55m (5'1) (to the wardrobe)
With rear aspect double glazed window, built-in wardrobe, panelled radiator and exposed floor boards.




Bedroom 4
4.6m (15'1) x 2.77m (9'1)
With side and front aspect double glazed windows and panelled radiator.

Bathroom
2.51m (8'3) x 2.34m (7'8)
With front aspect double glazed window, suite comprising panel enclosed bath with electric shower over, low flush wc, wash hand basin, two panelled radiator and vinyl flooring.



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OUTSIDE:



TWO GARAGES & PARKING
There is a parking area giving access to TWO GARAGES which have up and over doors.

Garden
At the front of the property is a path which gives access to the side and rear gardens. The side garden is laid to lawn and is enclosed by hedging to provide a degree of privacy and to the rear is a patio area with various shrubs and is enclosed by hedging and fencing to provide a degree of privacy.





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Agents Note
A portion of the garden has been fenced of to create a building plot which has been sold separately.

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.

SERVICES
It is understood that mains electricity and water services are connected to the property. Drainage is via a shared private system. Central heating is provided via oil and night storage heaters. 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
Proceed out of Hereford along the Ross Road, up the hill and turn right into Grafton Lane. Continue along Grafton Lane for approximately one mile where the property is located 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.

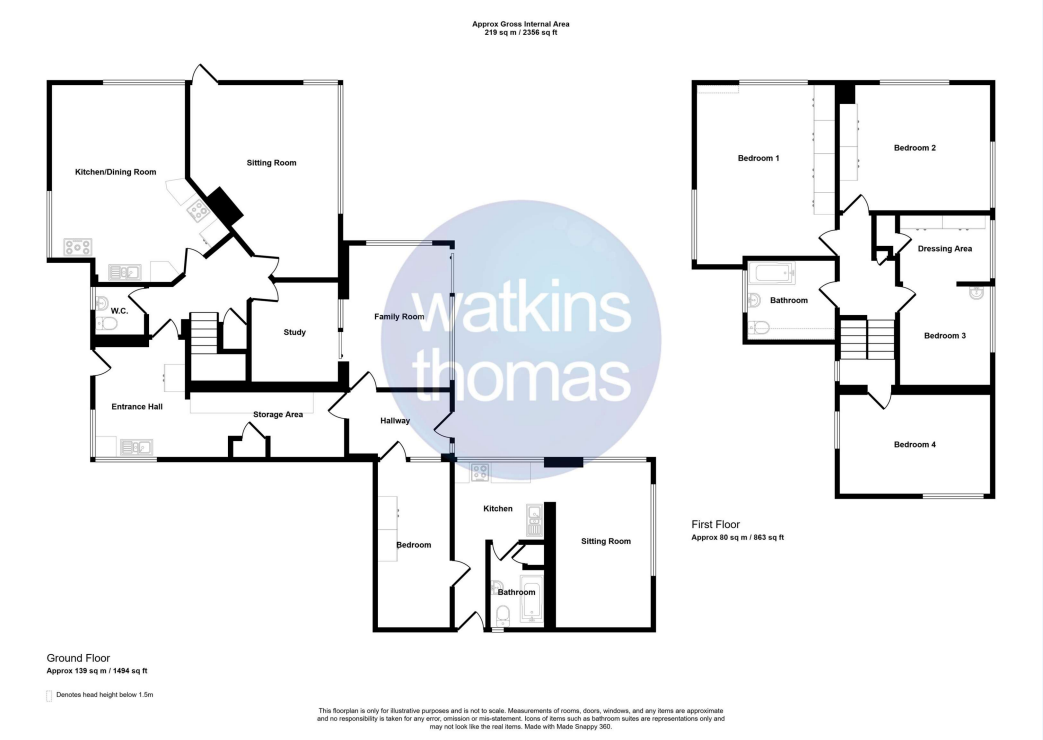
26th August 2026
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ENERGY PERFORMANCE CERTIFICATE
An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

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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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