



Nigel Ward & Co.

CHARTERED SURVEYOR
LAND & ESTATE AGENT, AUCTIONEER & VALUER

 PrimeLocation.com

The Border Property Centre
Pontrilas, Hereford HR2 0EH
Tel: (01981) 240140
Email: office@nigel-ward.co.uk
Web: www.nigel-ward.co.uk

For Sale to Close an Estate.

MUCH DEWCHURCH, HEREFORDSHIRE, HR2 8DL.

This property is situated near the centre of the village of Much Dewchurch, close to the well-known Waldorf/Steiner School. The village itself with its village Church and Country Inn is conveniently placed approximately equidistant between Hereford and Ross-on-Wye, each of these important local centres having a wide range of amenities and facilities and the latter a dual carriageway connection to the national motorway network.

The Detached family Home
standing in spacious grounds extending to around .4 of an acre



NO. 3 THE PIPPINS,

This contemporary property is constructed of brick and block-work standing under a felted and interlocking tiled roof. The accommodation, which has the advantage of double glazing and gas-fired central heating comprises:-

STORM PORCH with outside light. Hardwood part-glazed front door to



ENTRANCE HALL with Oak finished floor, coved ceiling, one single panel radiator, 10'3" x 6'1" one single power point and telephone point.

CLOAKROOM with grey ceramic tiled floor, fully tiled walls with feature frieze tiles, 5'3" x 2'10" white low-flush w.c. with concealed cistern, wall-mounted wash hand basin with mixer tap, medicine cabinet and extractor fan.

SITTING ROOM a good sized through room with front and rear aspects and having a fitted green carpet, marble effect fire surround with living gas fire with steel surround and front. Two brass wall lights with bell-shaped shades and two triple electroliers, two T.V. aerial points, three double power points and two single panel radiators. French windows and two steps down to the



CONSERVATORY 12'4" max x 10' approx. with ceramic tiled floor, ceiling blinds and two double power points. Two pairs of French windows leading out into the gardens.

DINING ROOM with front aspect, fitted sage green carpet, one single panel radiator, 9'4" x 9'9" two double power points and two wall-light points.

KITCHEN / BREAKFAST ROOM



16'3" x 8'10" min. 11'11" max. with rear aspect, cork tiled floor, range of light woodgrain finish kitchen units comprising base units with drawer and cupboard space, Granite patterned working surfaces, tiled to rear, single drainer stainless steel sink unit with mixer tap and vegetable preparation bowl. Neff double electric oven, inset four-ring ceramic hob and cooker hood over. Dresser style kitchen unit with glazed doors, adjacent refrigerator recess with Miele fridge/freezer. Three double

power points, electric cooker panel, one single panel radiator, fluorescent lighting and spot lighting and a double telephone point. French windows to rear patio and garden.

UTILITY ROOM 6'11" x 6'6"

with cork tiled floor, range of base units with net-weave fronts and dark Oak trims, mottled working surface, tiled to rear, inset single drainer stainless steel sink unit (h & c), recess and plumbing for an automatic washing machine. One single panel radiator, one double power point and fluorescent lighting. Door and one step down into the integral garage.



Stairs to from the Entrance hall to
On the First Floor:

LANDING
15' x 2'8"

with "Velux" type roof-light/window, one single power point and a hatch to the roof space.

MASTER BEDROOM
12'3" x 11'1"

a double room with dormer windows having front and rear aspects, full width wardrobe/cupboard with hanging and shelf space, one single panel radiator, one double power point, two spot-lights and telephone point.



EN-SUITE SHOWER ROOM of stylish modern design with grey ceramic tiled floor, half 9'3" x 7'9" tiled walls with feature tiles, white suite of "Merlyn" shower cubicle, fully tiled and having a sliding door and "Mira Vie" electric shower, low-flush w.c. having an enclosed cistern and a vanity unit incorporating a wash hand basin with mixer tap. Illuminated mirror, towel rail radiator, recessed LED spot lighting and an extractor fan.

BEDROOM (2) 12' x 7'10" Another double room having pleasant outlooks over the front garden, fitted pale pink carpet, built-in white finished wardrobe with hanging and shelf/drawer space and a separate drawer unit. One single panel radiator and one double power point.

BEDROOM (3) 12'1" x 11' max. A double room with aspects to the side and over the rear gardens, fitted sage green carpet, built-in double wardrobe with hanging and shelf space, recessed central dressing table with mirror and drawers and separate bedside drawer units. Three double power points.

BEDROOM (4) / STUDY with outlook over the front garden, fitted carpet. Most recently used as a study having a range of Oak desking with drawer and cupboard space, wall-mounted shelving and also a wardrobe/cupboard. One single panel radiator and power points.

BATHROOM 7'10" x 6' with part reduced headroom, fully tiled walls with flower feature tiles, white suite of panelled bath with mixer tap, wash hand basin and a low flush w.c. the cistern incorporated in a vanity unit. Triple doored medicine cabinet and a towel rail. Door to **Airing Cupboard** with lagged hot water cylinder having a circuit from the central heating and a stand-by immersion heater. Central heating control panel.

OUTSIDE The property is approached over a gravelled surfaced driveway having a stone pillared driveway entrance with attractive wrought iron double gates, the driveway leads past a good sized level lawn to a parking/turning area with adequate parking for two cars and leading to the integral **GARAGE** 16' 5" x 8'3" with an electrically operated door, concrete floor, wall-mounted



“Profile 60E” gas fired boiler, fluorescent lighting, telephone point and one double power point. Rear personnel door and side door to the utility room. Adjacent to the Garage is a **Pergola** with a gravelled floor and from here is access through to the rear garden. To the immediate rear of the property is a paved patio with an adjacent lily pond. There is a considerable expanse of level lawn at the rear and the garden is rendered private by the well-established hedges, trees and shrubs. To the lower end of the garden is a screen created with Espalier apple trees through which two arches lead

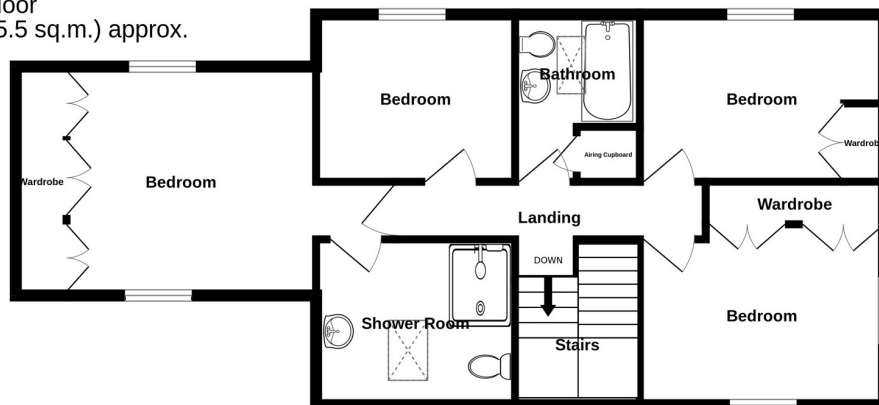


through to a further area of garden with a **Greenhouse** 10' x 6' and a small timber **Garden Shed** in need of maintenance. The grounds extend to around .4 acre and being gently sloping provide great scope for the creation of some fine gardens.

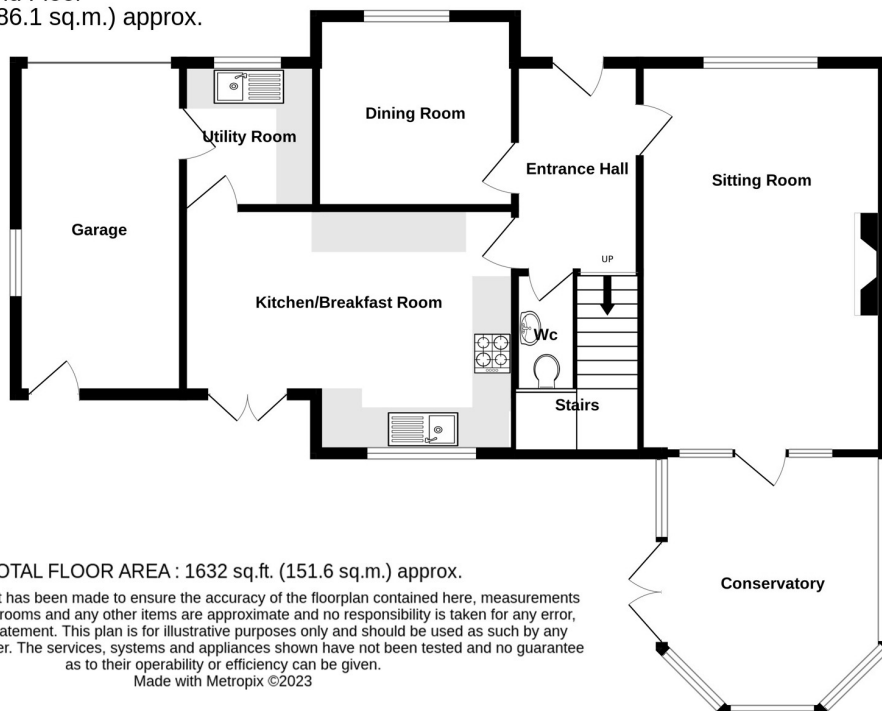
SERVICES

Mains electricity and water are connected. Drainage is understood to be to a private system. Telephone (subject to Telecom company transfer regulations). Flo-gas fired central heating is installed. None of the services, nor any of the fixtures and fittings included in these sale particulars have been tested.

1st Floor
705 sq.ft. (65.5 sq.m.) approx.



Ground Floor
926 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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TENURE Freehold.

OUTGOINGS The property is banded in band "F" for Council Tax purposes.

POSSESSION Vacant Possession will be available upon completion, there is no onward chain.

VIEWING Strictly by appointment through the Sole Agents.

MAP LINK <https://tinyurl.com/saw92avd> //mornings.spent.spans

PRICE Offers in the region of £515,000 are invited.

Energy rating and score

This property's current energy rating is F. It has the potential to be C.

Full EPC Available Here:
<https://tinyurl.com/5y3wyr4d>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



IMPORTANT NOTICE Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- Any area measurements referred to are approximate only.
- The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.