

BANKSIDE

THE ROW, WELLINGTON,
HEREFORDSHIRE, HR4 8AP



NICK
CHAMPION

BANKSIDE, THE ROW, WELLINGTON, HEREFORDSHIRE, HR4 8AP

A WELL APPOINTED MODERN DETACHED DORMER BUNGALOW WITH LARGE GARDENS AND PASTURELAND IN A HIGHLY SOUGHT AFTER VILLAGE WITHIN EASY REACH OF HEREFORD.

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- GARDEN ROOM
- FOUR DOUBLE BEDROOMS
- FIFTH BEDROOM/STUDY
- BATHROOM AND SHOWER ROOM
- UTILITY ROOM AND CLOAKROOM
- DOUBLE GARAGE WITH WORKSHOP AND STORE
- DRIVEWAY PARKING
- ATTRACTIVE AND ESTABLISHED LARGE GARDENS
- PASTURELAND
- IN ALL ABOUT 6.75 ACRES (TBV)

APPROXIMATE DISTANCES (MILES)

Hereford – 6, Leominster – 8.5, Bromyard – 15, Ludlow – 19.5, Ledbury – 19.5, M50 – 19.5, Ross-on-Wye – 20, Worcester – 32, Gloucester – 35, M5 J7 – 35, Cheltenham – 42, Bristol – 58, Cardiff – 63.

DIRECTIONS

From Hereford head north on the A49. After crossing over the last roundabout in Hereford continue on the A49 signed Leominster for 3.9 miles before turning left signed Upper Wellington. Proceed for 0.8 mile before continuing straight on at the crossroads for a further 0.4 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION

Bankside is delightfully situated on the edge of the popular village of Wellington overlooking farmland and is just a 6 mile drive from Hereford with a regular bus service to and from the city. Hereford Train Station has intercity lines with connections to London. Bankside is within the catchment area for the popular Wellington Primary School and Aylestone High School and the private sector is well served locally by Moor Park, Lucton and Hereford Cathedral schools.

DESCRIPTION

Bankside is an individual detached dormer bungalow designed for the present owners and constructed circa 1993 of brick elevations under a tiled roof, with an

adjacent detached double garage, workshop and store. The spacious and versatile accommodation includes two reception rooms, a garden room, bedrooms and bath/shower rooms on both the ground and first floors, and has good quality fittings including light oak effect laminate wood flooring in the entrance hall, reception rooms and garden room, and with recent kitchen, bathroom and shower room upgrades. The property benefits from mains services including gas fired central heating, UPVC framed double glazing and has roof mounted solar panels. The property is offered for sale with no upward chain.

The bungalow is approached via a gated tarmac driveway and sits within extensive and established gardens which have been beautifully maintained, and the rear garden has a lovely south westerly aspect. The property also has an adjoining field of gently sloping pastureland of about 6.39 acres (tbv) which would lend itself to equestrian use or hobby farming and has separate vehicular access off the council lane and a separate mains water supply. In all the property is set in about 6.75 acres (tbv).

ACCOMMODATION

French doors open into the entrance porch with a ceramic tiled floor and a part glazed door opens into the wide entrance hall with an understairs cupboard and airing cupboard with shelving. The sitting room has a Valentia gas fire set in a cream marble effect fireplace, with French

doors opening through to the dining room which has a Valor gas fire set in a marble effect fireplace with a wooden surround, and in turn sliding patio doors open through to the garden room which has a a Baxi Brazilia wall mounted gas heater and sliding patio doors to outside. The kitchen/breakfast room has a range of cream laminate base and wall units incorporating a stainless steel sink/drain, a Hotpoint freestanding gas cooker with an extractor hood over, space for a fridge/freezer and a service hatch through to the dining room. The utility room has cream base and wall units incorporating a stainless steel sink/drain, plumbing for a washing machine, space for a fridge/freezer and tumble drier, and houses the Worcester Greenstar combi boiler, with an adjacent cloakroom with hand basin and wc, and a part glazed door to the rear porch which in turn has a part glazed door to outside. There are two double bedrooms located on the ground floor off the entrance hall, and a bathroom with a bath, Mira Sport electric shower in a corner cubicle, pedestal basin and wc, with access to the airing cupboard and directly into one of the bedrooms.

Stairs from the entrance hall rise up to the first floor landing with a store cupboard. There is a further double bedroom, a large workroom/fourth bedroom, a study/sewing room and a shower room with a Mira Excel shower, pedestal basin and wc.

OUTSIDE

A splayed entrance leads to the gated tarmac driveway with ample parking and turning space lit by street style lanterns and leading to the detached double garage (16'8" x 15'10") with up and over electric garage door, power, light, overhead storage and a pedestrian side door. To the rear of the garage and accessed externally are a workshop (9'11" x 7'11") and store room (7'11" x 5'6").

The landscaped gardens extend to about $\frac{1}{3}$ acre and envelope the bungalow and are host to a huge array of established plants and include a patio against the south westerly facing rear elevation, with paved paths leading around to the front and garage, and steps rising up to the main expanse of lawn to the rear. The gardens incorporate lawns, shrub and flower borders, rockeries, gravel seating areas, raised vegetable beds, a vegetable plot, a soft fruit cage, two timber garden sheds (both 10' x 6'), and two painted timber summerhouses (7'9" x 5'11" and 6'8" x 5'1").

The gently sloping single pasture field of about 6.39 acres (TBV) is accessed via a field gate set back off the council lane and can also be accessed via a wicket gate from the garden. The field has its own water supply and enjoys fantastic panoramic views. N.B. Two Public Footpaths cross the field along the northern and western boundaries.

In all the property extends to about 6.75 acres (TBV).

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating. Solar panels.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B - Further details are available upon request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0132-2421-6200-0656-0292>

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band E

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

METHOD OF SALE

The property is for sale by private treaty.
Guide Price: £650,000

VIEWING

Strictly by prior appointment with the Sole Agents: – Nick Champion

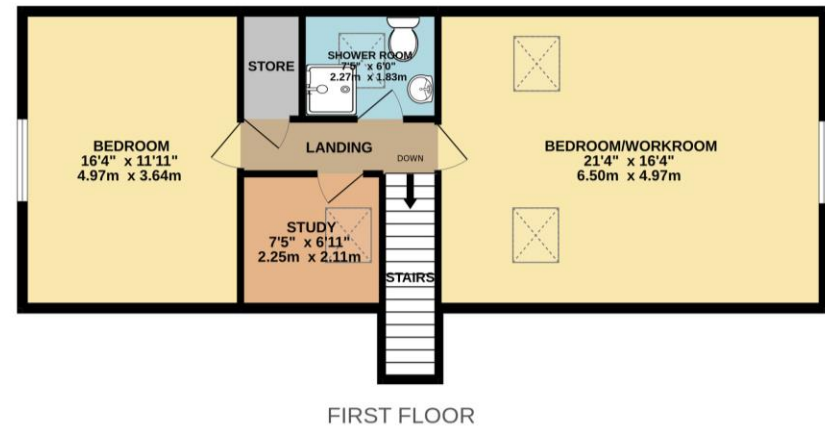
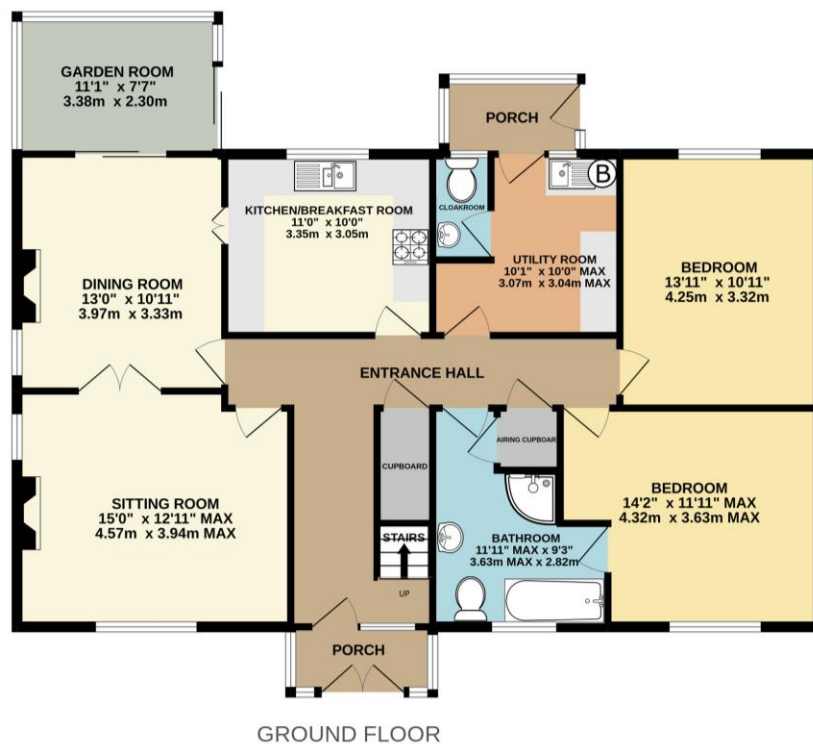
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PHOTOGRAPHS TAKEN: 15th September 2022
PARTICULARS PREPARED: September 2022



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