

Herefordshire

Hereford 5 miles. Ledbury 12 miles. Ross-on-Wye 11 miles.

AN ATTRACTIVE COUNTRY HOUSE

**BRIDGE HOUSE
MORDIFORD
HEREFORDSHIRE
HR1 4LN**



A Substantial 5 Bedroom Period House in an Attractive Village Location, set in a Walled Garden with Outbuildings and Ample Parking

£2000 per calendar month

TO LET ON AN UNFURNISHED ASSURED SHORTHOLD TENANCY

TO LET BY TENDER

GENERAL REMARKS AND STIPULATIONS

SITUATION

The property is located in the village of Mordiford some 5 miles east of the city of Hereford and 11 miles west of Ledbury. The Market town of Ross-on-Wye is some 12 miles to the south offering direct motorway links to South Wales and the Midlands via the M50.

Mordiford is an attractive village at the confluence of the Rivers Lugg and Wye and has its own Church of England Primary School and Public House.

DIRECTIONS

From Hereford, take the B4224 heading east for about 5 miles until you reach Mordiford. On crossing the bridge over the Lugg you will see the Church on your left. The property is immediately to the right of the Church.

TENANCY

The property is available to let on an Assured Shorthold Tenancy for a one year period or longer by negotiation.

DEPOSIT

A Deposit of £2000 will be payable by the Tenant prior to commencement of the Tenancy.

OUTGOINGS

The Tenant will be responsible for Council Tax which is Band G for the property.

SERVICES

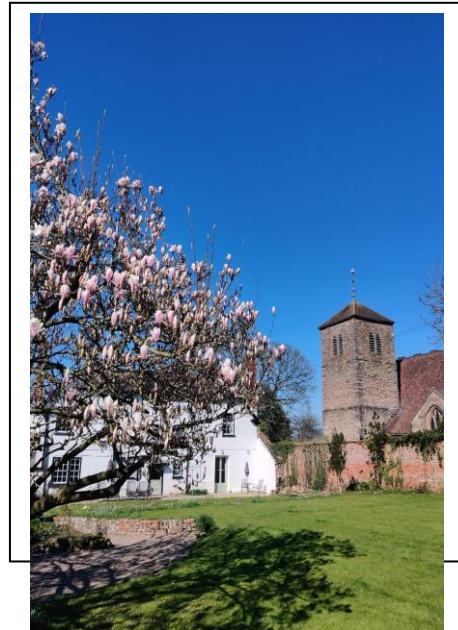
Mains Electricity, Gas and Water and private drainage to septic tank are connected to the property. The house is heated by gas fired Central Heating.

VIEWING

Viewing is strictly by prior appointment with the Agents,
RG & RB Williams, Tel: 01989 567233 Ref: WP.

PETS

By negotiation.



PARTICULARS

**BRIDGE HOUSE
MORDIFORD
HEREFORDSHIRE
HR1 4LN**

Bridge House dates from the early 18th Century and occupies a prominent position adjacent to Mordiford Church and bridge. The House affords fine views over the River Lugg, the historic Mordiford Bridge and surrounding meadows. To the rear are mature walled gardens, stabling and outbuildings.

ON THE GROUND FLOOR:

- Entrance Hall:** (approx 17'10" x 18'3") Tiled floor; Oak Staircase to first floor, radiator, stairs to cellar and passage to back door
- Living Room:** (approx 14'9" x 17'11") Stone fireplace, sash windows with window seats and shutters. Picture rail, radiator and double doors opening to:
- Sitting Room:** (approx 14'9" x 13'9") Fireplace with tile surround and built-in corner cupboard, radiator, picture rail and double doors leading to:
- WC:** WC and wash hand basin with chrome taps. Tiled floor, built-in cupboards and radiator
- Dining Room:** (approx 15'9" x 14'8") Elm floorboards, stone fireplace, Radiator, Sash windows with Shutters and window seats, picture rail.
- Kitchen:** (approx 15'10" x 14'11") Fitted Shaker style kitchen with cream units and composite work tops, Single drainer stainless steel sink unit and chrome mixer tap, space for dishwasher, two built in double ovens with extractor and ceramic hob, porcelain tiled floor and exposed beams. Radiator and window looking out to walled garden, leading to
- Larder:** (approx 6'6" x 6'7") Flagstone floor, worktops
- Utility Room:** (approx 21' x 6" x 13'11") Sink with chrome taps and built in cupboard base units. Tiled floor and plumbing point for washing machine. Feature glass floor panel over old well.
- Boiler Room:** (approx 13'1" x 9") New gas fired boiler, hot water cylinder, brick floor

Basement:

Cellar: (31'9" x 14'7")

ON THE FIRST FLOOR:

Master Bedroom: (approx 15'1" x 16'10") Panelled walls to dado level. Radiator, carpets. Leading to:

En Suite Shower Room: Built in chrome and glass shower unit, vertical towel rail, wash hand basin with chrome taps, low level WC and vinyl floor

Bedroom 2: (approx 17'11" x 14'11") Radiator, fireplace

Bedroom 3: (approx 14'11" x 13'8") Radiator, fireplace and built-in cupboard

Bedroom 4: (approx 15'1" x 11'10") Fireplace and radiator

Bedroom 5: (approx 12'6" x 13'1") Radiator

Landing: Leading to:

Bathroom: (approx 7'1" x 6'4") Panelled bath with shower over, radiator, wash hand basin with chrome taps, W/C. Lobby leading to:

Shower Room: Shower, W/C and wash hand basin. Radiator



ON THE SECOND FLOOR:

Attic Room 1: (approx 13'8" x 13'2") radiator, carpet, storage cupboard

Attic Room 2: (approx 10'6" x 10'11") radiator, storage cupboard.

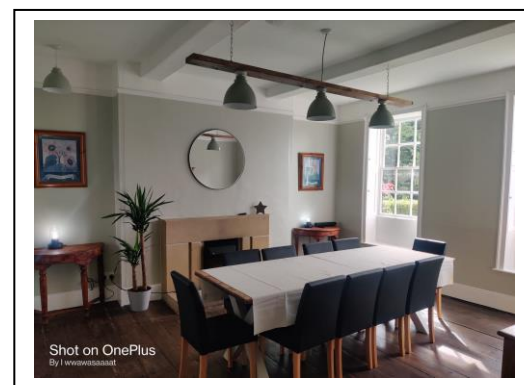
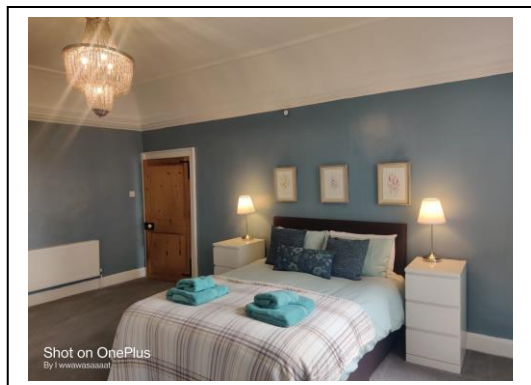
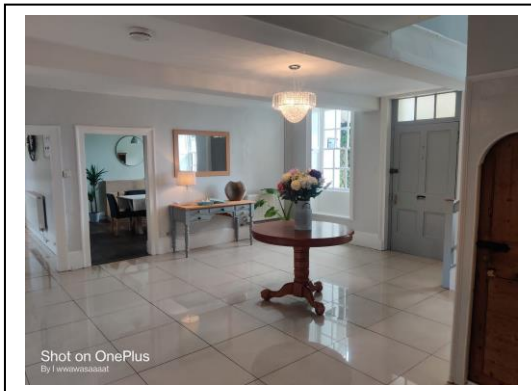
OUTSIDE:

OUTBUILDINGS

Traditional brick built stable block with ample parking in separate yard to the front. Provides two **looseboxes/stables**, **hayloft** and **double garage**.

GARDEN

Mature walled garden with lawned areas, borders and Mulberry Tree. Vegetable garden and **Orchard** area with a variety of fruit trees, log store and tool shed.



TENANCY APPLICATION

PROPERTY: BRIDGE HOUSE, MORDIFORD, HEREFORD

RENT: £2000 per calendar month

NAME: (as to appear on tenancy)	
ADDRESS:	
TEL NO: MOBILE NO:	
EMAIL ADDRESS:	
DETAILS OF FAMILY:	
PETS:	
CURRENT EMPLOYER:	
CURRENT LANDLORD:	
REFEREES: FINANCIAL: (preferably bank) CHARACTER: (preferably employer or current landlord)	