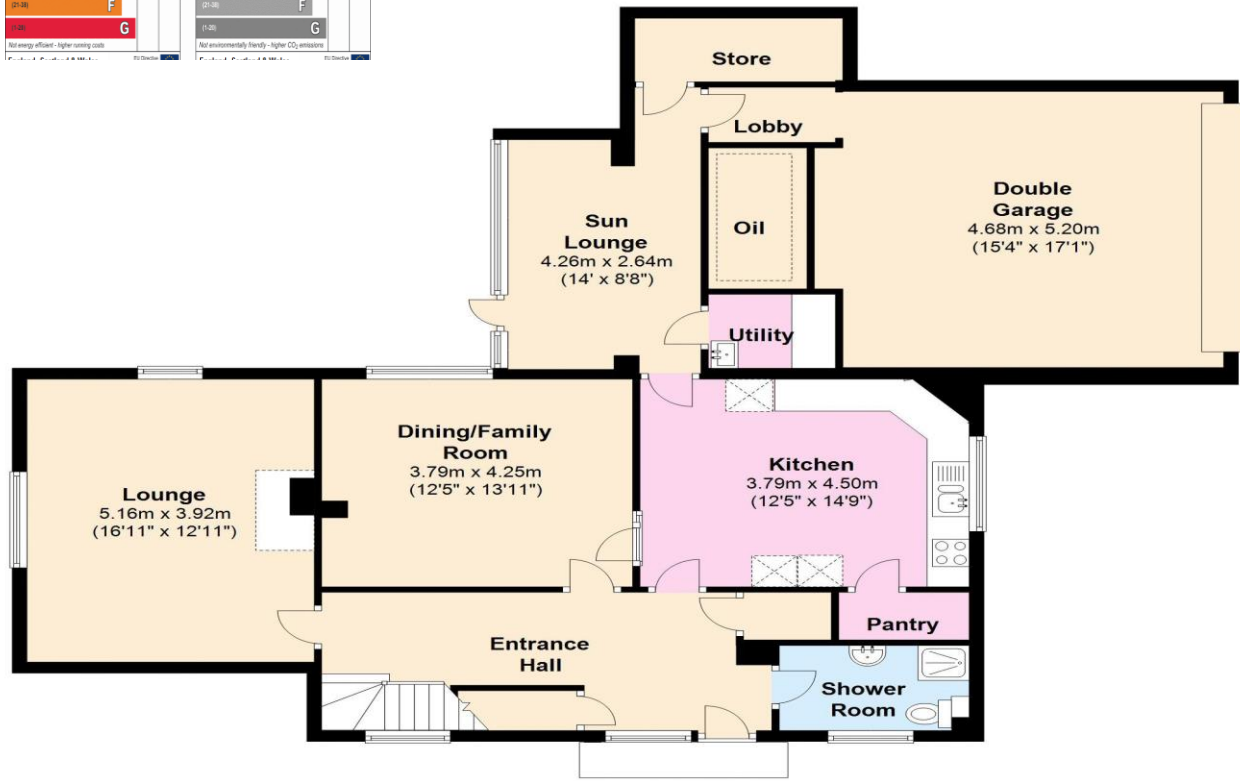


Ground Floor
Approx. 130.4 sq. metres (1404.1 sq. feet)



First Floor
Approx. 71.8 sq. metres (772.3 sq. feet)



This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



Glenthorne, The Park, Wormelow, Hereford HR2 8EQ

£345,000

- Stone-built residence of quality
- Village, 5 miles from Hereford
- Open rural views
- 2 receptions, 3 bedrooms
- Sun lounge, double garage
- Lovely private gardens

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Glenthorne, The Park, Wormelow, Hereford HR2 8EQ

This superb Detached House dates from the mid-1970's period and is one of a pair of quality properties built on an individual site with outstanding open views over adjoining countryside to the rear. The house stands in beautifully laid-out gardens with a number of mature trees and is within easy reach of the village centre which has local amenities including an inn, garage and bus service. More extensive facilities are available in Hereford (5 miles), Ross-on-Wye (7 miles) and motorway access M50/Jct.2 is 8 miles distance.

The house has pleasing elevations finished in coursed York Stone under a tiled roof and has the benefit of oil-fired central heating, double-glazed windows, PVC fascias and soffits and cavity wall insulation. The property includes, **canopy porch, entrance hall, shower room/WC, lounge with woodburning stove, dining/family room, oak-fitted kitchen with split-level cooker, sun lounge, utility, 3 large bedrooms and bathroom/WC.**

Ideal for retirement or family occupation, the property comprises in detail:-

Ground Floor

Canopy Porch with light.

Spacious Entrance Hall

Useful understairs storage cupboard, radiator, coved ceiling cornices, telephone point, cloaks cupboard with shelf and hanging rail, carpet with bristly doormat.

Shower Room

Corner-entry tiled shower cubicle with Mira mains fitment, pedestal wash basin (h&c), low level WC, part-tiled walls, wall light/shaver socket, extractor, radiator and carpet.

Splendid Large Lounge

Woodburning stove on raised tiled plinth, four wall uplighters, two radiators, carpet and double-glazed windows with pleasant outlook onto side and rear garden.



Large Dining/Family Room

Radiator, coved ceiling cornices, carpet, recess with display shelving and cupboard below and double-glazed window with outlook onto side garden.

Breakfast/Kitchen

Fully fitted with range of light oak fitments including 1¼ bowl single drainer sink top with mixer tap (h&c) inset into full width worktop with cupboards, drawers and Bosch dishwasher below, additional worktop with cupboards, drawers and tray tidy below, tall cupboard with shelving, feature wall cupboard with display shelf and corner shelving, two eye-level wall cupboards and shelving fitment, tall larder cupboard with light and shelving, part-tiled walls, split-level cooker comprising four-plate ceramic hob with overhead extractor and Neff fan assisted double oven housed in fitment with cupboards above and below, two radiators, floor covering, double-glazed window with outlook onto front garden and walk-in pantry with shelving, light, tiled floor and Worcester oil fired boiler providing central heating and hot water.

Sun Lounge

Wood-effect flooring with recessed bristle doormat, radiator, York stone feature wall and wide double-glazed picture window with casement door to garden.

Useful Deep Storage Room with light, tiled floor and door to garage.

Utility/Laundry Room

Fully tiled walls, worktop, tiled floor, light, extractor and plumbing for washing machine.

First Floor

Spacious Landing

Radiator, double-glazed window with outlook onto side garden, Airing Cupboard with slatted shelving, lagged hot water cylinder with immersion heater and timer control, carpet (also fitted to staircase) and hinged trap to large part-boarded roof storage space with light.

Bedroom 1

Radiator, two wall lights, pull-light switch, coved ceiling cornices, telephone extension point, windows with outlook onto front and side garden with particularly fine rear outlook across open farmland, bedroom fitment comprising double and single wardrobes with shelving and hanging rails and glass fronted wardrobe with drawers below.



Bedroom 2

Coved ceiling cornices, radiator, pull-light switch, carpet and double-glazed window with side aspect.

Bedroom 3

Coved ceiling cornices, radiator, pull-light switch, carpet, double-glazed window with front aspect and long bedroom fitment having two cupboards with shelving, four wardrobes with shelving, hanging rails and drawers below.

Bathroom

Panelled bath (h&c) with overhead power shower, corner-entry tiled shower cubicle with power shower fitment, bidet with mixer tap, low level WC, pedestal wash basin (h&c), part-tiled walls, wall light/shaver socket, radiator and carpet.

Outside

There is a wide tarmac driveway providing ample parking space for several cars and access to the **Attached Double Garage 17' 1" x 15' 4" (5.20m x 4.67m)** with up and over door, striplights, wall cupboards, fitted workbench, power, recess housing high capacity oil storage tank and Rear Lobby with personal rear access door.

External lighting. Garden tap. Timber garden shed. All metal greenhouse. Outside meter cupboard.

The gardens are mature and well-established with several tall trees including Silver Birch, Copper Beech and Willow Magnolia providing a high degree of privacy and seclusion. From the approach driveway a five-bar gate opens onto the garden to provide additional secure parking, if required. The main garden to the side of the house is laid to lawn with extensive flowerbeds and borders stocked with numerous shrubs and bushes including Heathers, Wisteria, Mahonia, Japonica, Laurel, Clematis, etc.



The side lawn extends to the rear garden where the garden is contained within mature Beech hedges. There is a paved patio, mature apple tree, rose and flowerbeds with a colourful array of flowering shrubs and bushes. At the side of the house there is a small ornamental fishpond with cascading waterfall feature, surround rockeries and a secluded patio which also has direct access from the Sun Lounge.

General Information

Services

Mains water and electricity are connected. Drainage is to a private disposal tank. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band D payable for 2016/17 - £1610.35. Water rates are payable.

Tenure & possession

Freehold with vacant possession on completion.

Directions

From Greyfriars Bridge in Hereford City Centre proceed south, at the major junction take the far left exit onto the A49 Ross Road. Continue for four miles and then turn right onto the A466 signposted for Wormelow. On reaching the village after one mile The Park will be found on the right-hand side directly opposite Wormelow Garage. Glenthorne is the first house to be found in The Park on the left-hand side.

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm