





SCHOOL HOUSE VOWCHURCH

HEREFORD HR2 0RB

Asking Price £345,000

FREEHOLD

Occupying a delightful rural setting with beautiful views across the surrounding Herefordshire countryside, School House is an attractive and characterful three-bedroom semi detached property offering spacious and versatile accommodation throughout and being sold with the benefit of no onward chain. The property combines a wealth of charming original features, including exposed wooden floorboards, feature fireplaces, exposed beams and attractive brickwork, with a superb open-plan kitchen, dining and family room, ideal for modern family living. Outside, the property benefits from a generous driveway providing ample off-road parking, a substantial detached double garage with electric doors, paved patio areas and lawned gardens enjoying wonderful open countryside views. A viewing is highly recommended to fully appreciate the character, accommodation and setting of this individual home.

Flint & Cook

SCHOOL HOUSE VOWCHURCH

• No onward chain • Three bedrooms, two bath • Period semi detached house • Double garage & parking • Must be viewed! • Popular village location





Entrance Hall

The property is entered through an attractive wooden entrance door opening into a welcoming entrance hall, featuring traditional quarry tiled flooring, exposed brickwork and a wooden staircase rising to the first floor. There is a radiator, two ceiling light points and a window to the side aspect. An opening leads into a useful cloak cupboard with fitted coat storage, radiator and double-glazed window.

Lounge

A charming reception room enjoying plenty of natural light through two double-glazed windows overlooking the front aspect. The room retains exposed wooden floorboards and a particularly attractive open fireplace with tiled hearth and decorative surround, providing a wonderful focal point. Further features include a radiator, central ceiling light point and fitted double storage cupboard.

Open-Plan Kitchen, Dining & Family Room

Undoubtedly one of the principal features of the property is the impressive open-plan kitchen, dining and family room, providing a wonderfully spacious and versatile area for everyday living, entertaining and family gatherings. The room combines traditional character with practical modern living, featuring a mixture of flagstone-style and tiled flooring, a Victorian kitchen range and ample space for both dining and comfortable seating arrangements. Double-glazed sliding patio doors provide direct access onto the rear paved terrace, allowing natural light to flood the room and creating an excellent connection between the internal accommodation and outside space. Additional features include two large radiators, three central ceiling light points, four wall lights and three recessed spotlights. The kitchen is fitted with a range of base units providing useful storage, complemented by ample worktop space and a breakfast bar, ideal for informal dining. Integrated appliances include a dishwasher, together with an electric oven and four-ring electric hob. Dual-aspect double-glazed windows to the side and rear provide excellent natural light and pleasant outlooks. The kitchen also benefits from additional wall lighting and recessed spotlights, with a large opening connecting seamlessly to the dining and family area.

Rear Porch

Accessed from the kitchen and dining accommodation, the rear porch provides a practical secondary entrance to the property, with a tiled floor, radiator, space for coat storage and a door opening onto the driveway. There is also a wall-mounted fuse box and a further door leading into the utility room.

Utility Room

A useful and well-proportioned utility room fitted with worktop space, a stainless-steel sink and drainer with cupboards beneath, and plumbing and space for a washing machine, with additional space above for a tumble dryer. The room also houses the floor-mounted oil-fired central heating boiler and benefits from tiled flooring, a radiator, ceiling light point and double-glazed window.

Ground Floor Shower Room

Fitted with a white suite comprising a walk-in shower enclosure with tiled surround and electric power shower, pedestal wash hand basin and low-level WC. Additional features include tiled flooring, radiator, ceiling light point and double-glazed window.

First Floor Landing

A characterful landing featuring exposed wooden floorboards, a ceiling light point and double-glazed window. Doors provide access to bedrooms two and three, together with an inner landing with exposed wooden floorboards, two ceiling light points, a window to the side aspect, central heating thermostat and an airing cupboard housing the hot water system. This also serves the principal bedroom and family bathroom.

Bedroom One

A particularly spacious principal double bedroom enjoying a delightful dual-aspect outlook through double-glazed windows to the side and rear, with fantastic views across the surrounding countryside. The room benefits from a fitted wardrobe, radiator, central ceiling light point and three additional recessed spotlights.

Bedroom Two

A well-proportioned double bedroom retaining a wealth of character, including exposed wooden floorboards, an exposed ceiling beam and an attractive ornamental fireplace with recess to the side, providing space for a double wardrobe. There is a radiator, ceiling light point, loft access hatch, Velux roof window and double-glazed window overlooking the front aspect.

Bedroom Three

A further characterful bedroom featuring exposed wooden floorboards, an ornamental fireplace, radiator, two ceiling light points and a double-glazed window overlooking the side aspect.

Bathroom

A spacious family bathroom fitted with a suite comprising a traditional-style wooden-panelled bath, a generous double-width walk-in shower enclosure with tiled surround and electric power shower, pedestal wash

hand basin and low-level WC. The bathroom retains exposed wooden floorboards and a feature fireplace, adding to the property's character and charm. Further features include a radiator, recessed spotlights, Velux roof window and loft access hatch.

Driveway & Parking

School House is approached via a long tarmac driveway, bordered by an attractive lawned area with a variety of ornamental plants, established shrubs and hedging. The driveway continues past the property, opening into a generous parking and turning area providing ample off-road parking with access to the detached double garage.

Detached Double Garage

A substantial detached brick-built double garage, accessed via two electrically operated up-and-over doors. The garage benefits from power and lighting, a double-glazed window to the side, two further double-glazed windows to the rear and a separate rear pedestrian access door. The garage provides excellent secure parking and storage facilities.

Gardens

Immediately adjoining the rear of the property is an attractive paved patio area, enclosed by railings and accessed directly from the open-plan living accommodation through double-glazed sliding doors. This provides an ideal setting for outdoor dining, entertaining or simply relaxing while enjoying the peaceful surroundings. A paved pathway with stone edging leads around the side of the garage to a further lawned garden. The gardens enjoy a particularly pleasant outlook across the adjoining open countryside, providing a wonderful sense of space and an attractive rural backdrop. The combination of lawned areas, established planting, generous parking and outdoor seating spaces creates a delightful setting for this individual country home.

Directions

From the Flint & Cook office in Broad Street, Hereford, proceed south over Greyfriars Bridge and continue along the A465 towards Abergavenny. Shortly after passing Belmont Abbey, turn right onto the B4349 signposted Clehonger and Kingstone. Continue through Clehonger, bearing left towards Kingstone, and proceed through the village to the junction with the B4348. Turn right, signposted Peterchurch and Hay-on-Wye, and continue for approximately 3 miles towards Vowchurch. Turn left, signposted St Bartholomew's Church, and follow the lane into the village, where School House is situated opposite the church.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water and electricity are connected. Oil-fired central heating. Private shared drainage system.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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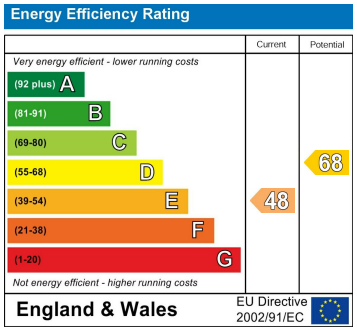






Total area: approx. 169.0 sq. metres (1818.8 sq. feet)





EPC Rating: E Hereford Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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