



Woodfield Farm Badnage Lane, Tillington, HR4 8LP



Sunderlands
Residential Rural Commercial



**Woodfield Farm
Badnage Lane
Tillington
HR4 8LP**

Summary of Features

- Detached house set off a country lane
- Much favoured village, north of Hereford
- Good size gardens with small paddock and delightful views
- Three bedroom accommodation with potential to extend
- No ongoing chain

Offers Around £450,000

A 1970's built detached house situated along a quiet country lane in this much favoured area of north west Herefordshire. The property comes to market for the first time in fifty five years and offers a wonderful opportunity for a buyer who wants a quiet rural location but still accessible to facilities. There is a regular bus service in and out of Hereford city which also serves Whitecross Hereford High School. Standing in a slightly raised position with a delightful southernly aspect overlooking farmland and distant views the accommodation would be ideal for a family with potential to extend as well as retirement being a peaceful location. Accommodation is arranged over two floors and has oil fired central heating, double glazing and has been extended over the years and now forms the following accommodation - reception hall, sitting room with wood burner, dining room with sun lounge extension which enjoys the delightful views, kitchen, lobby area, utility and shower room. To the First Floor, there is a landing, three bedrooms and bathroom. There is a wide hard standing to the front providing an excellent parking area with a garage to the side. The gardens are a particular feature which wrap around the house and are well stocked. The property also has the addition of a small paddock to the one side which may have potential for a variety of uses such as shepherd hut, cabin, yurt, cut flowers, vegetables (subject to any planning). To fully appreciate the many attributes of this home and its lovely location a viewing is highly recommended. No ongoing chain.

Situation

Situated down a quiet country lane just out of the main village of Tillington and backing onto the beautiful deciduous woods of Badnage Woods where there are many enjoyable walks. Tillington village with the neighbouring village of Burghill are thriving communities having a village shop, local pub, village school, church, golf course

(Herefordshire Golf Club being less than 3 miles), village hall and as already mentioned, some lovely walks straight from the door. Hereford lies about six miles which provides main amenities such as shopping, supermarkets, leisure and further schooling.

Outside

A wide tarmacked area to the front providing an extensive parking area and in turn, gives access to the garage. The gardens are mainly laid to lawn, wrapping around the house to the rear and offer potential for further extension. There are various shrubs, small trees, paved areas and from where there are delightful views over joining farmland. The various outbuildings including useful toolshed, a wood shed as well as many other features to the garden including a brick pergola etc. There is also parking to the side (to left of garage).

Services

Mains electricity and water, septic tank drainage, oil fired central heating.

Tenure

Freehold.

Directions

Proceed out of Hereford to the north, following the signs to Burghill and then passing the golf course and Primary School and up into the village of Tillington. At the top end of the village, take the right turn into Badnage Lane. The property can then be seen approximately half a mile on the right hand side.

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.









Sunderlands

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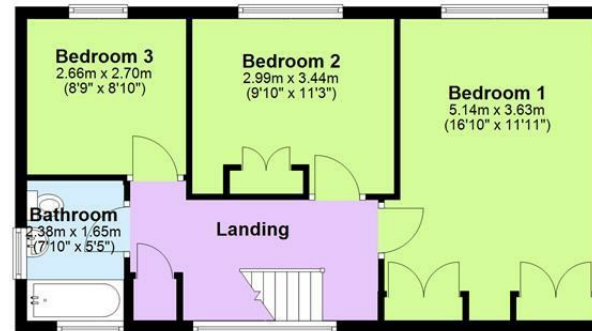
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Ground Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.