

The Quarries Hope Under Dinmore, Herefordshire, HR6 0PU

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached Bungalow
- Three bedrooms
- Beautiful far reaching views across Herefordshire
- Recently modernised through-out
- No onward chain
- Garage, gardens and parking

Asking Price £390,000

Location
The property is situated in the popular rural area of Hope-under-Dinmore, conveniently positioned between Hereford and Leominster. The nearby villages of Marden, Bodenham and Wellington provide a good range of local amenities, including village shops, primary schools, churches and post office facilities. The property is well placed for access to the A49, providing excellent road links to the Cathedral City of Hereford, approximately 8 miles away, as well as Leominster and the historic market town of Ludlow.

Accommodation
Internally, the property offers well-proportioned and practical single-storey accommodation, with three bedrooms and generous living space throughout. At the heart of the home is a newly fitted modern kitchen, finished with a matching range of wall and base units and a sink positioned beneath the front-facing window. Integrated appliances include an oven with induction hob and extractor above, with additional space provided for further white goods. The spacious living room is positioned to the rear of the property, enjoying an abundance of natural light and a superb outlook across the garden towards the surrounding countryside, with outstanding far-reaching views. From here, there is direct access onto the rear decking, creating a natural extension of the living space during the warmer months. There are three bedrooms, including two particularly generous double rooms, providing flexibility for family living, guests or home-working. Completing the accommodation is a modern shower room, fitted with a contemporary suite.

Outside
Externally, the property enjoys a generous plot surrounded by attractive open countryside, providing a wonderful sense of space and a pleasant rural outlook. The gardens are predominantly laid to lawn, with ample space surrounding the property and established boundaries offering definition to the grounds. A driveway provides off-road parking and leads to the attached garage. To the rear, an area of decking is accessed directly from the lounge, creating an ideal space for outdoor seating, dining and entertaining whilst enjoying the surrounding countryside. The generous outside space offers plenty of scope for keen gardeners or those simply looking to enjoy a peaceful rural setting.

Services
We understand mains water and electric are connected to the property.
Air source heating.
Private drainage.

Council tax
Herefordshire Council tax band - C

Tenure
Freehold

Directions
From Hereford take the A49 North towards Leominster, go over the top of Dinmore Hill take the left hand turn signposted "Hope Under Dinmore". Follow the road for just under a mile and go round the sharp bend to the right, continue under the bridge and follow the road round to the right. Continue up the hill for approximately 2 miles and the property can be found on the left hand side. What3words - ///workshops.splashes.relaxed

Anti-money laundering
The purchaser will be required to provide sufficient identification to verify their identity to comply 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.

Tenure
Freehold













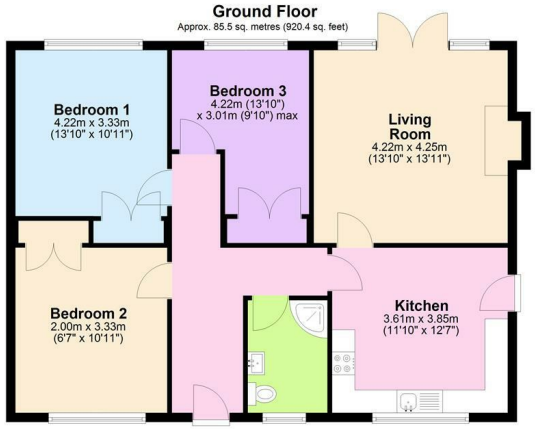
Directions

Sunderlands

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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. Sunderlands 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.