



Karalee, Little Dewchurch, Hereford, HR2 6PS



**Sunderlands**  
Residential Rural Commercial



**Karalee  
Little Dewchurch  
Hereford  
HR2 6PS**

### Summary of Features

- Detached 5 bedroom house
- Set off a country lane in popular village
- Double Garage, parking & attractive gardens
- Well placed for both Hereford and Ross on Wye
- Solar panels fitted

**Asking Price £535,000**

Set between Hereford city and Ross Town in rural south Herefordshire, this delightful 5 bedroom detached house enjoys a village position accessed off a country lane. The spacious accommodation is double glazed, oil-fired central heated along with solar panels, making this a C rated efficient home.

The accommodation is flexible and offers the potential if the garage was converted to form an integrated Annexe (subject to any regulations). The current layout provides three Reception Rooms, Conservatory, Kitchen/Breakfast Room, Utility and to the first floor; 5 Bedrooms and 2 Bathrooms. There is parking, double Garage and attractive gardens, which are pleasantly private. An internal inspection is recommended.

#### **Situation:**

Set about 7 miles south of Hereford and well positioned for Ross on Wye, Monmouth and the A40/M50 main road network. The Village is surrounded by some delightful undulating countryside with basic facilities including primary school, church, bus service and public house. Main facilities are available in either Hereford or Ross on Wye.

#### **Entrance Porch**

With UPVC front double glazed door to -

#### **Reception Hall**

Having laminate wood flooring, stairs to first floor, radiator.

#### **Study**

Useful as a home office with double glazed window to front, laminate wood flooring, radiator.

#### **Sitting Room**

A well proportioned room with feature fireplace with raised hearth and inset gas living flame fire, double glazed window to front, radiator, double doors opening to -

#### **Dining Room**

Having radiator, door to kitchen and door through to -

#### **Conservatory**

With tiled floor, electric heater, double glazed windows and double glazed door to outside patio.

#### **Kitchen/Breakfast Room**

Being L shaped with range of base and eye level units with work surface area and integrated fridge freezer, double oven, hob with extractor hood, plumbing and space for dishwasher, stainless steel 1½ bowl sink, tiled laminate flooring, two double glazed windows overlooking rear and radiator.

#### **Utility**

Range of units, plumbing and space for washing machine and space for tumble dryer, Worcester combi boiler supplying central heating, door to garden and double glazed window.

#### **Cloakroom**

With WC low flush suite, corner wash hand basin, double glazed window.

#### **Small Inner Lobby**

With stairs to first floor to bedroom 3 and internal access to double garage.

Stairs lead from Reception Hall to -

#### **First Floor**

##### **Landing**

With access to loft, airing cupboard and radiator.

##### **Bedroom 1**

Being a good sized room with double glazed window to front, radiator, door to -

##### **En Suite Bathroom**

With fitted bath, wall mounted shower and screen, vanity unit with integrated basin and storage cupboard under, WC low flush suite, radiator.

##### **Bedroom 2**

Being L shaped with double glazed window to rear, radiator.

##### **Bedroom 3**

Having three double glazed Velux windows and radiator.

##### **Bedroom 4**

With double glazed window to rear and radiator.

##### **Bedroom 5**

With double glazed window and radiator.



### Family Bathroom

A contemporary style suite with paneled bath with shower over and screen, vanity unit with cupboard under, WC low flush suite, radiator.

### Outside:

To the front of the property is a tarmac driveway providing parking for a few vehicles. There is also a lawned area with mature hedging. A gated side access leads to the rear. Double Garage with twin up and over door, power and light. The garage also offers potential for conversion to form additional accommodation or integrated annexe, subject to any Planning Consents. Above the garage there are 10 solar panels, helping to make this an efficient home and reduce running costs.

The rear gardens are initially with a wide patio area, with steps up to a lawned garden with further level patio, seating area, two raised vegetable beds and a raised wildlife pond feature stocked with native British plants. There are various fruit trees and well stocked borders enclosed within hedging/fencing, which provides privacy. There is also a good sized shed.

### Services:

Mains electricity, water, drainage. Oil-fired central heating. 10 solar panels.

### Tenure:

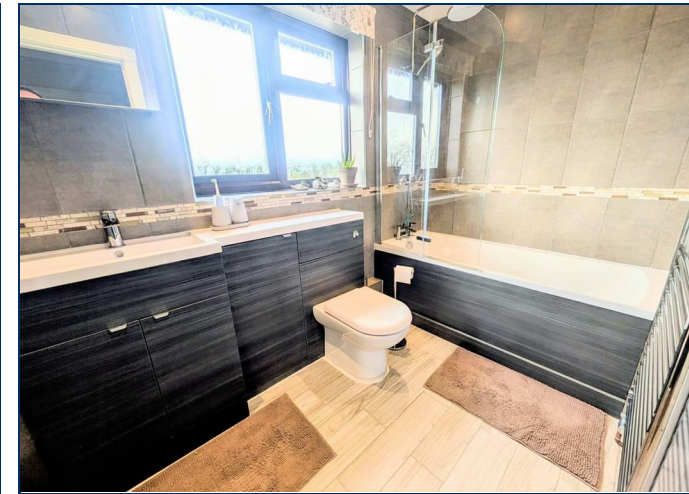
Freehold.

### Directions:

From Hereford, proceed south over the New Bridge. Stay on the A49 and at the Broadleys Crossroads turn left along the Holme Lacy Road. At the roundabout, turn right and follow the signs to Little Dewchurch. Upon entering the Village of Little Dewchurch, take the first left at the small green and the property will be seen after a short distance on the left 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.





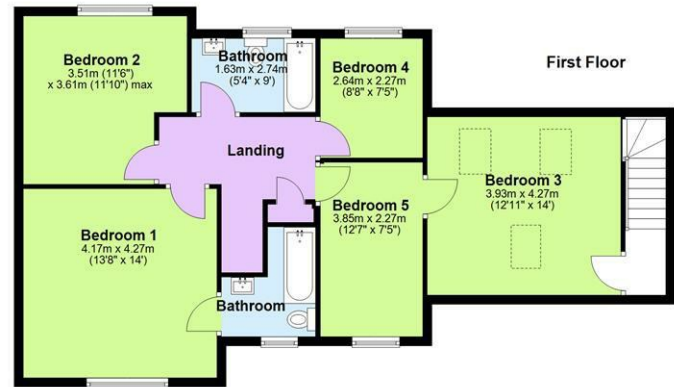
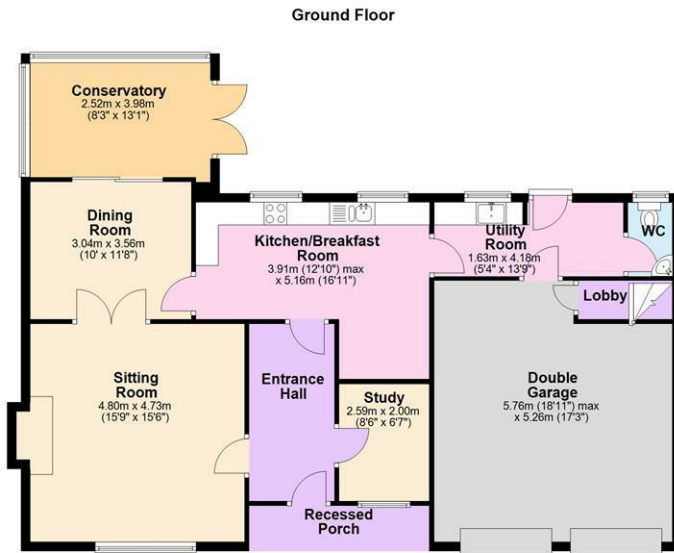
**Sunderlands**

**Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email:  
hereford@sunderlands.co.uk

**Hay-on-Wye Branch**

3 Pavement House, The  
Pavement,  
Hay on Wye, Herefordshire HR3  
5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk



Total area: approx. 203.2 sq. metres (2187.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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. 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.