

2 The Firs

Winforton, Herefordshire



**2 The Firs
Winforton
Hereford
Herefordshire
HR3 6AL**

- *A delightful and characterful modern two bed home*
- *Beautifully presented single storey accommodation*
- *Enclosed garden, garage and parking for two vehicles*
- *Found in the picturesque village of Winforton*

Hay-on-Wye 6 miles
Kington 8 miles
Hereford 15 miles

INTRODUCTION

2 The Firs is a delightful and characterful modern home, built approximately six years ago and offering beautifully presented, high-quality two-bedroom accommodation. Positioned close to the ever-popular town of Hay-on-Wye, the property combines contemporary comfort with a charming village setting, making it an ideal choice for those seeking a relaxed lifestyle without compromising on accessibility or style.

LOCATION

Winforton is a picturesque village located just six miles from Hay-on-Wye, eight miles from Kington, and fifteen miles from the cathedral city of Hereford. Hay-on-Wye is renowned for its excellent range of independent shops, cafés, and services, as well as its internationally celebrated Literary Festival held each May. Kington, a thriving market town, provides further amenities including a high school. Both villages lie within the heart of the Wye Valley, close to the Brecon Beacons National Park—an area celebrated for its outstanding natural beauty and offering a wealth of outdoor pursuits amidst stunning countryside scenery.



ACCOMMODATION

The accommodation at 2 The Firs is thoughtfully laid out to balance comfort and practicality. Entry is via a covered porch into a spacious and welcoming hallway, with a cloakroom featuring a W.C. and wash basin to the right, and a useful storage cupboard to the left.

The sitting room, located at the front of the property, is a warm and inviting space featuring a bay window with shuttered windows and an attractive fireplace with a wood-burning stove, creating a cosy focal point.

The kitchen has been beautifully fitted with high quality units and modern appliances, including a 1½ bowl sink, electric hob and eye-level electric oven. A window overlooks the garden, while double doors provide direct access to the patio, seamlessly connecting indoor and outdoor living spaces. Adjacent to the kitchen is a practical utility room offering additional storage, a drainer sink, a door to the outside and direct access to the garage.

The property features two generously sized double bedrooms, each benefitting from fitted wardrobes and its own ensuite facilities, providing both comfort and privacy.





OUTSIDE

The property is approached via a gravel driveway within the development, offering two parking spaces to the front. A notable additional benefit is that the land opposite the driveway is also included with the property. The garage, measuring 4.14m by 2.95m, is equipped with an up-and-over door, along with power and lighting. To the rear, there is an attractive paved garden, thoughtfully planted with a variety of established plants, creating a peaceful and appealing outdoor space ideal for both relaxation and entertaining.



SERVICES

The property is connected to mains water, mains electricity, and oil-fired heating. There is shared private drainage which incurs a charge which has historically been set at £15 per month. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile – 07717 410757

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MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

What3Words: ///relaxing.performs.factored

COUNCIL TAX

Herefordshire County Council Band "D"

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford.
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