



2 The Paddocks

Wimforton, Hereford, HR3 6FA

jackson
property

£435,000

Exclusive Development | Beautiful Family Home | 3 Double Bedrooms | Well Presented | Kitchen/Dining Room | Sun Room | South Facing Rear Garden | Garage/Workshop | Off Road Driveway Parking | Rural Village Location

Situation

Winforton is a rural village six miles from Hay on Wye and fifteen miles from Hereford. Winforton is a friendly community with a church & village pub. On the south side of the village a pleasant walk takes you to the river Wye where sand martins & kingfishers can be seen along its banks. Nestled in the Wye valley, it is surrounded by lovely areas to explore with the Hay Festival on your doorstep. With Moccas Park, The National Trust & Ludlow castle within easy reach. If you enjoy music, eating off grid & an abundance of wildlife & country walks you'll be quite at home. The local spa garage & shops are only a short drive away & all the major food stores will deliver to your doorstep. Food lovers will enjoy Ludlow & Hay farmers markets & Oakchurch farm shop on the A438. And the Carrot & Wine food barn by the church in Whitney & Wye, which also serves as a handy Post office with banking facilities.

There are excellent schools locally & a school mini bus from the top of the lane. Situated within easy distance of Hay on Wye, Hereford & Leominster. To the north, Kington offers a popular garden centre, water gardens & stunning views for walkers.

Local doctors surgeries are at Kington, Staunton on Wye or Weobley. Dentists are found in either Hay, Weobley or Hereford.

Description

Situated in an exclusive development in the Village of Winforton is this incredible family home. A pathway leads to a beautiful oak porch which has a solid oak door with glass panels opening into the entrance hall. The entrance hall has access to all primary rooms, stairs to the first floor, a useful under stairs storage cupboard and underfloor heating throughout the ground floor. The living room is a good size benefitting from a brick fireplace with oak surround and flagstone hearth creating a focal point for the room, oak flooring, and a dual aspect including French doors opening onto the rear garden. The impressive kitchen/dining room is fitted with Shaker style wall and base units, including an integrated dishwasher, fridge-freezer and eye-level steam oven, microwave/oven/grill, plus a useful central island that is negotiable as it is not fitted. Flowing into the dining area, there is space for a large dining table and chairs and multiple piece of furniture. The current owners have added additional living space here creating a large opening into a beautiful sun room, perfect for a morning coffee. The cloakroom is fitted with a two piece white suite and houses the boiler.

The oak staircase leads to the first floor which is a light and spacious area with access to all three bedrooms and the family shower room. Bedroom one is a good double room with useful fitted wardrobes, a window to the rear and en-suite

shower room which is fitted with double shower cubicle. Bedrooms two and three are both good size double rooms. The family shower room has tiled flooring and is fitted with a large corner shower.

The rear South facing garden has been lovingly maintained with attractive flower borders, raised vegetable boxes, a lovely greenhouse and useful garden shed. There is a large patio area perfect for entertaining, all enclosed by wooden fencing, with mature trees to the rear creating a great deal of privacy. The garage has wooden front doors and is currently utilised as a workshop area. There is a pedestrian door to the side with light and power with an outside tap and water softener. The front of the property is well presented with a lawned area, mature shrubs, gravelled driveway with parking for several cars, and a pathway leading to the front door.

Services

Mains electricity and water are connected to the property. Oil heating

Private drainage - sewage treatment plant which serves 8 households & has a private company maintaining it. The owners pay £30 a month into a communal pot. Herefordshire Council Tax Band D

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Directions

Proceed west from Hereford on the A438 towards Swainshill and Brecon, continue through Letton and take the left hand turn continuing on the A438 to Brecon and Winforton. Proceed into the village of Winforton past the Sun Inn, just before you leave the village turn right. Proceed straight ahead taking a right turn into the development where the property will be on the right hand side.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be

allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled. A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

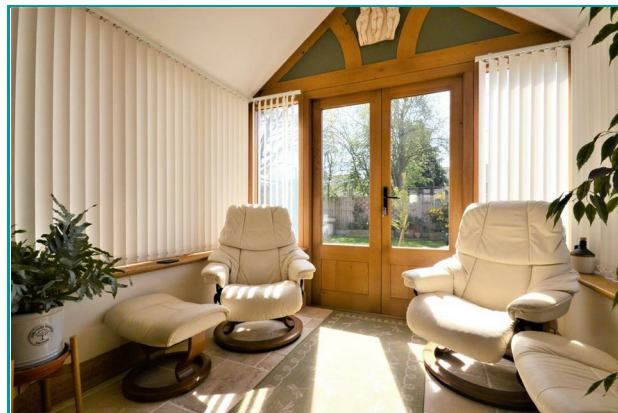
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

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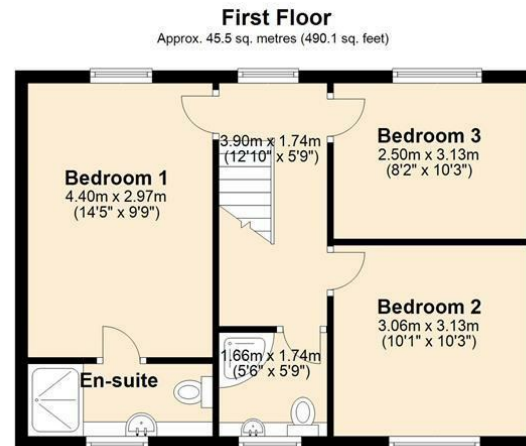
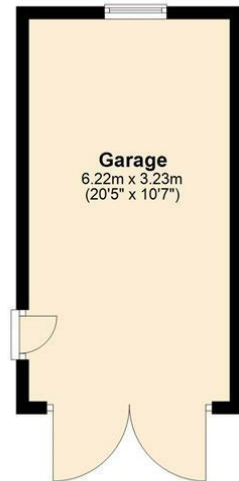
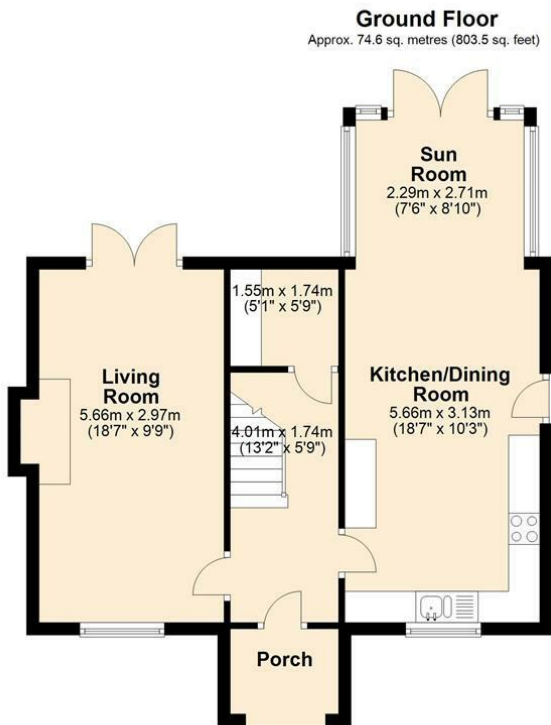
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.



To arrange a viewing please contact us on t. 01432 344 779

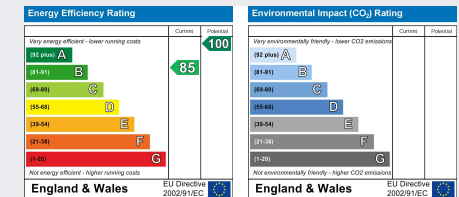
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 120.2 sq. metres (1293.6 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

2 The Paddocks, Hereford



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property

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