



# The Granary

Woolhope, Hereford, Herefordshire, HR1 4QH



COUNTRY & CLASSIC



## THE GRANARY

*Attractive Detached Two Bedroom House in Quiet Secluded Rural Setting. Well Presented with Lovely Period Features & Beams. Large Rooms with Huge Potential for Expansion. Attached Garage & Original Pig Sties. Small Garden & Brook. Located Just ½ mile from the Popular Village of Fownhope*

## THE PROPERTY

- Large Kitchen/Diner with Tiled Floor & Attractive Beams & Timber Pillar. Fully Fitted Painted Solid Wood Kitchen Units
- Large Utility Room with Internal Door to Garage – Suitable for Conversion to Spacious Living Room
- Downstairs Cloakroom
- Superb Upstairs Triple Aspect Sitting Room with Vaulted Ceiling & Feature Beams. Fireplace with Woodburner. Glazed Door to Garden & Terrace Area
- Two Double Bedrooms with Vaulted Ceilings one with Large Built in Cupboards
- Family Bathroom with Shower Over

## THE OUTSIDE

- Terraced & Fenced Front Garden
- Attached Single Garage
- Small Side Garden with Elevated Terrace Area
- Attractive Grassy Bank and Stream with Mature Trees
- Two Original Pig Sties Offering Useful Storage
- Private Parking

## THE SITUATION

- Situated in a Quiet Rural Position
- Just ½ Mile from Fownhope (Walking Distance) with Pubs, Shop, Doctor's Surgery & Wye Lesire
- 2 Miles to Woolhope with Pubs & Church
- 6.5 Miles to Hereford with Mainline Station
- 9.5 Miles to Ross-on-Wye & 10 Miles to Ledbury
- 8 Miles to M50 Junction 4 (Ross-on-Wye)



## PRACTICALITIES

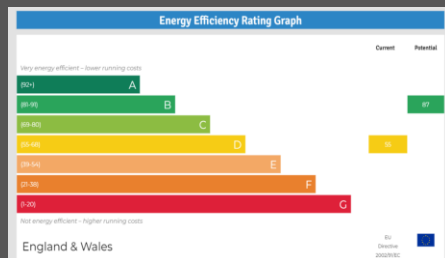
- Mains Electricity & Water
- Oil Fired Central Heating
- Newly Installed Windows & Doors all Double Glazed
- Private Drainage – Newly Installed Treatment Plant
- Council Tax Band E– Herefordshire Council
- Broadband is Available

## DIRECTIONS

What3Words: objecting.sponsors.brightly  
 HR1 4QH SAT NAV IS NOT ACCURATE From Fownhope take the Woolhope Road almost opposite the entrance to Wye Leisure. After ½ mile the property is on the left just before the end of speed limit sign, take the turning into the woods and bridleway and immediately branch right and the property is ahead on the left hand side

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

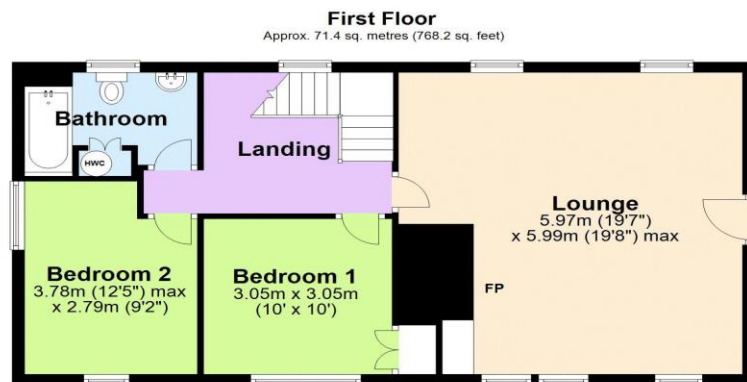
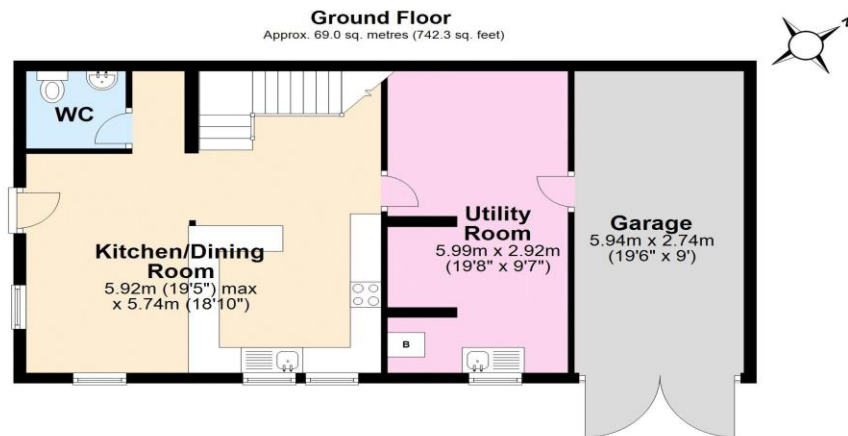


  
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Tel: 01531 888388 or 07879 630396  
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Total area: approx. 140.3 sq. metres (1510.5 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

