



The Castle

Checkley, Hereford, Herefordshire, HR1 4ND

THE CASTLE

Attractive Detached Four Bedroom Stone House with One Acre of Gardens and Orchard in a Fabulous Quiet Setting with Spectacular Views. Built in 2007 with Light Spacious Rooms Throughout and a Balcony Running the Full Length of the Property to Appreciate the Southerly Aspect and Views. Situated in the Rural Village of Checkley between Ledbury and Hereford.

Offers in Excess of £650,000

THE PROPERTY

- Large Open Plan Fully Fitted Kitchen/Dining Room including Large Breakfast Bar, Oil Fired Rayburn & Electric Cooker. Tiled Floor to Kitchen. Dining Area with French Doors Opening to Flagstone Terrace and Garden. Solid Oak Floor and Large Doors Opening to:
- Large Light Triple Aspect Sitting Room with Stylish Dik Geurts Woodburner, Feature Oak Window Lintels and French Doors to Terrace and Garden
- Utility Room with Back Door
- Large Front Entrance Hall with Tiled Floor and Oak Front Door
- Downstairs Toilet
- South Facing Balcony Running the Length of the House
- Large Light Main Bedroom, Walk in Wardrobe and Ensuite Bathroom with Separate Shower. French Doors to Balcony
- Three Further Double Bedrooms, Two with French Doors to Balcony all with Large Fitted Wardrobes
- Large Family Shower Room

THE OUTSIDE

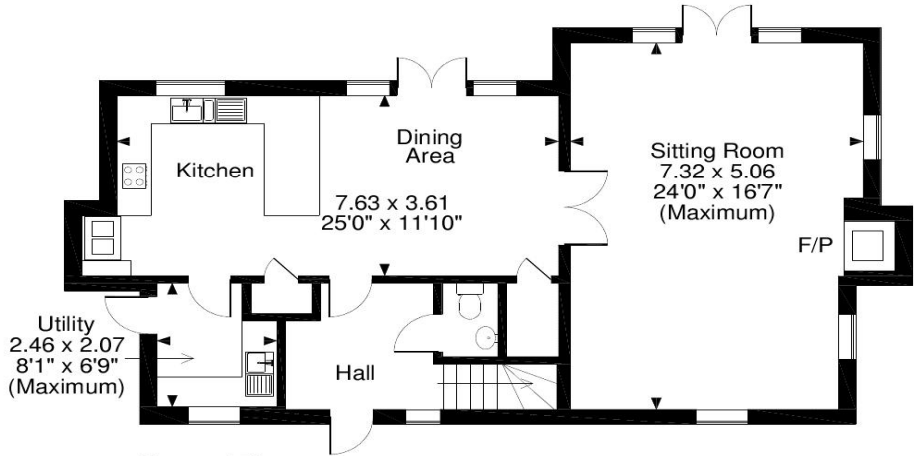
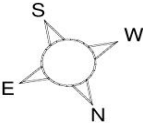
- Southerly Aspect with Far Reaching Views of Joan's Hill at Haugh Woods and the Black Mountains Beyond
- One Acre of Well Fenced Landscaped Gardens and Orchard with Mature Trees
- Small Vegetable Plot across the Lane
- Large Garage with Double Doors
- Store Room
- Plenty of Private Parking



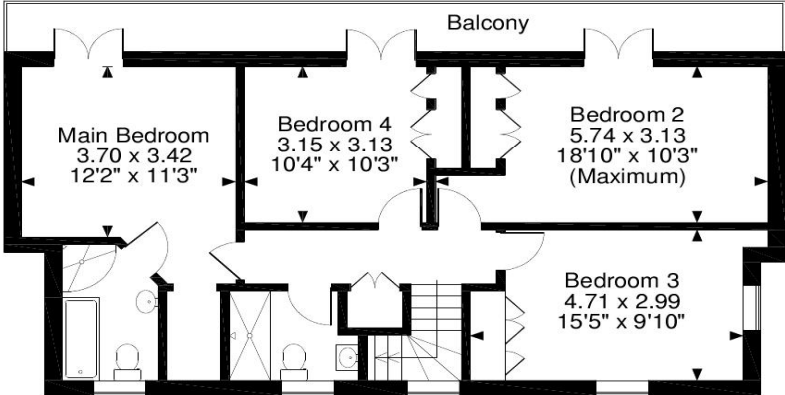


FLOOR PLANS

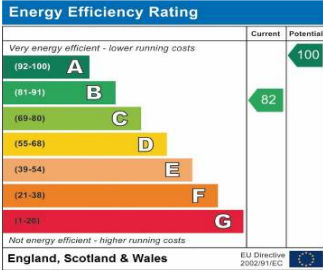
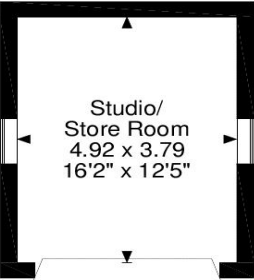
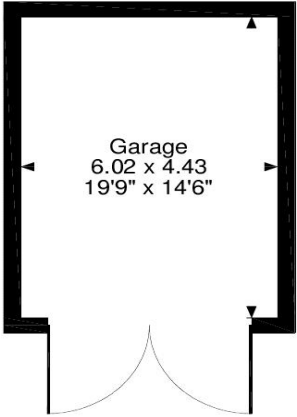
The Castle, Checkley, Hereford
Approximate Gross Internal Area
Main House = 1716 Sq Ft/159 Sq M
Garage = 287 Sq Ft/27 Sq M
Studio/Store Room = 201 Sq Ft/19 Sq M
Balcony external area = 138 Sq Ft/13 Sq M



Ground Floor



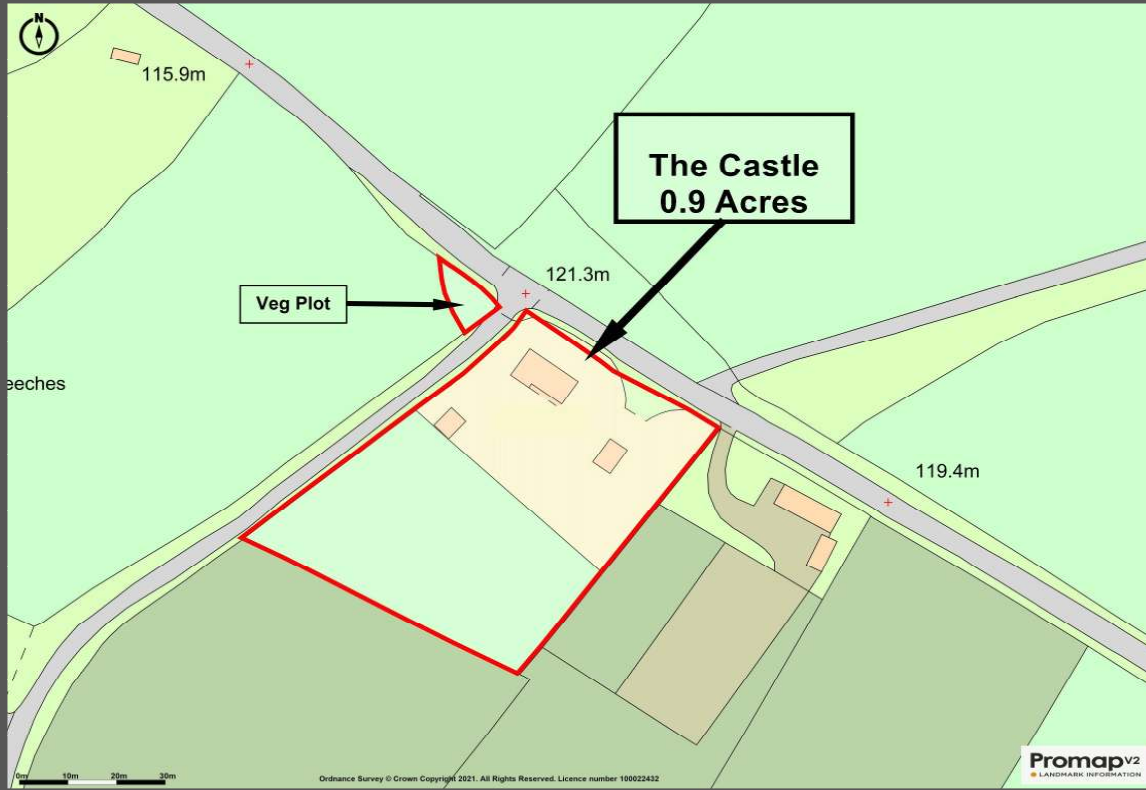
First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





THE SITUATION

- Quiet Rural Position within the Small Village of Checkley
- 2.5 Miles to Woolhope with Pub and Village Hall
- 8 Miles to Hereford with Amenities and Mainline Station
- 10 Miles to Ledbury with Amenities and Mainline Station
- M50 Junction 4 at Ross on Wye – 10 Miles
- M50 Junction 2 at Ledbury – 13 Miles

PRACTICALITIES

- Council Tax Band F - Herefordshire Council
- Double Glazing Throughout
- Mains Electricity
- Private Water (Bore Hole) & Private Drainage
- Central Heating - Oil Fired Rayburn/Boiler
- Solar Panels Generate Electricity & Hot Water (2020 Generated 4,600 KW with 2,000 KW going back to the Grid)
- Broadband – Full Fibre is Available at the Property
- Energy Efficient - EPC B

DIRECTIONS

HR1 4ND What3Words – chop.lengthen.showcase

Sat Nav is accurate. From Ledbury take the A449 Ross Road to the Preston Cross Roundabout. Turn right on the A4172 towards Hereford & Leominster. After 1 mile turn left signed to Aylton. Follow the lane for 1 mile and turn left signed to Rushall & Much Marcle. After approx 1 mile turn right at Hall End Farm to Woolhope & Hereford. Continue up hill for 1 Mile and at the top of the hill turn right and immediately left signed to Checkley. After approx 1.5 miles turn right signed to Checkley. After approx ¾ mile the property is on the left hand side opposite a forestry track.


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Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



