



Seaview
Upper House
Wolferlow
Herefordshire
HR7 4AQ

Philip Laney & Jolly

Seaview, Upper House, Wolferlow, Nr Bromyard, Herefordshire HR7 4AQ

A beautifully presented and recently refurbished barn conversion, enjoying a glorious rural location situated amidst stunning Herefordshire countryside. The property has been the subject of much modernisation by the current owners and now provides a characterful family home that requires an internal inspection to appreciate the accommodation on offer, which briefly comprises: Refitted Kitchen/Dining Room, Cloakroom, Living Room with woodburner, Three Bedrooms, Refitted Bathroom, Good sized gardens, Ample off road parking, Double Glazing, Oil Fired Central Heating.

Hardwood stable door leads into

KITCHEN/BREAKFAST ROOM

15'5" x 15'0" (4.70m x 4.57m). Comprehensively refitted to include a range of cream fitted wall and base units with wood effect work surface over, inset stainless steel one and a half bowl sink and drainer with cold mixer tap, integrated dishwasher, fridge and freezer, space and plumbing for washing machine, space and point for lpg gas /electric range style cooker with stainless steel canopy extractor fan. Double glazed timber framed window to the front aspect, double glazed timber framed French patio doors leading to the rear garden, exposed ceiling beams, tiled flooring, radiator, door to under stairs storage cupboard, ample space for table and chairs, and stairs leading to the first floor.

CLOAKROOM

Fitted with a white suite consisting of a low level WC, wash hand basin, tiled splashback and tiled floor, extractor fan, exposed timbers.

LIVING ROOM

15'2" x 13'5" (4.62 x 4.09m). With double glazed windows to the front and rear aspects, multi fuel burning stove standing on a stone hearth, wood effect laminate flooring, two radiators, exposed ceiling beams, three wall light points.

GALLERIED LANDING

Impressive landing with double glazed timber framed window to the front aspect, radiator, exposed beams, access hatch to roof space, door to airing cupboard with fitted shelving.



BEDROOM 1

15'4" x 9'9" (4.67m x 2.97m). Double glazed timber framed windows to the front and rear aspects, exposed ceiling beams, radiator, two wall lights and two ceiling light points.



BEDROOM 2

13'7" x 7'6" (4.14m x 2.29m). Double glazed timber framed window to the rear aspect, radiator, exposed ceiling beam.

BEDROOM 3

13'7" x 7'7" (4.14m x 2.31m) Double glazed timber framed window to the front aspect, radiator, exposed ceiling beam, inset spotlights, range of built in shelving and hanging rails.

BATHROOM

Having a refitted white suite consisting of a panelled bath with thermostatically controlled shower over, low level WC, wash hand basin set into vanity unit, radiator, part tiled walls and tiled floor, extractor fan, exposed ceiling beam, double glazed timber framed window to the rear aspect.



OUTSIDE FRONT

There is a concrete hard standing to the front of the property providing ample off-road parking together with mature shrubs and flower borders. Steps lead to provide access to the Kitchen/Breakfast Room via hardwood stable door.

REAR

Immediately adjacent to the rear of the property is a decked area that leads into a paved patio, steps then lead onto a lawned area having mature shrub and flower borders providing interest and colour throughout the year. There are also fruit trees and a timber garden

shed. The garden is west facing and enjoys a good degree of privacy. There is also a mature pond with waterfall feature.



SERVICES

Mains electricity and water, LPG (bottled supply), oil fired central heating, shared private drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

TENURE

We understand (subject to legal verification) that the property is freehold.

COUNCIL TAX BAND - E

Purchasers are advised to confirm this with Herefordshire Council.

VIEWINGS

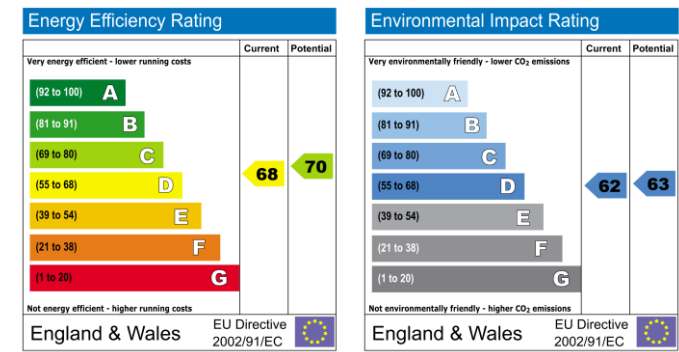
Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From the agents office proceed along the Worcester Road in the direction of Worcester taking first left signposted Bromyard. Then first right onto Cowleigh Road, continue to end and turn left at the T junction (A4103). After approximately 2 miles turn right onto the B4220 signposted Bromyard. Continue to the end and turn right at the T junction (A44 signposted Worcester). After a short distance take the first left on the Bromyard Downs, continue to end before turning right at the T junction. Proceed for 4 miles and take left turning signposted Wolverlow. Follow the single track lane for approximately one mile going past turnings on the left for Wolverlow Court and then Wolverlow House. Take the next drive on the left where the property can be located by the agents board.

AGENTS NOTE

The property is being offered for sale upon instructions received from a relative of an employee of Philip Laney & Jolly, who is therefore a "connected person" under the terms of the Estate Agents Act 1979 (as previously amended).



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.



SEAVIEW UPPER HOUSE WOLFERLOW HEREFORDSHIRE HR7 4AQ

A refurbished barn conversion offering character accommodation located within glorious Herefordshire countryside.

We are seeking offers in the region of £249,950

After perusing these details please contact this office should you wish to arrange a viewing.



SEA VIEW, UPPER HOUSE, WOLFERTON, HR7 4AQ