



GRAFTON LANE, HEREFORD, HR2 8BS

A Characterful Extended 4 Bedroom House, with double garage conversion, summerhouse/garaging outbuilding and ample off-road parking. All set in the Callow just outside Hereford, surrounded by countryside.

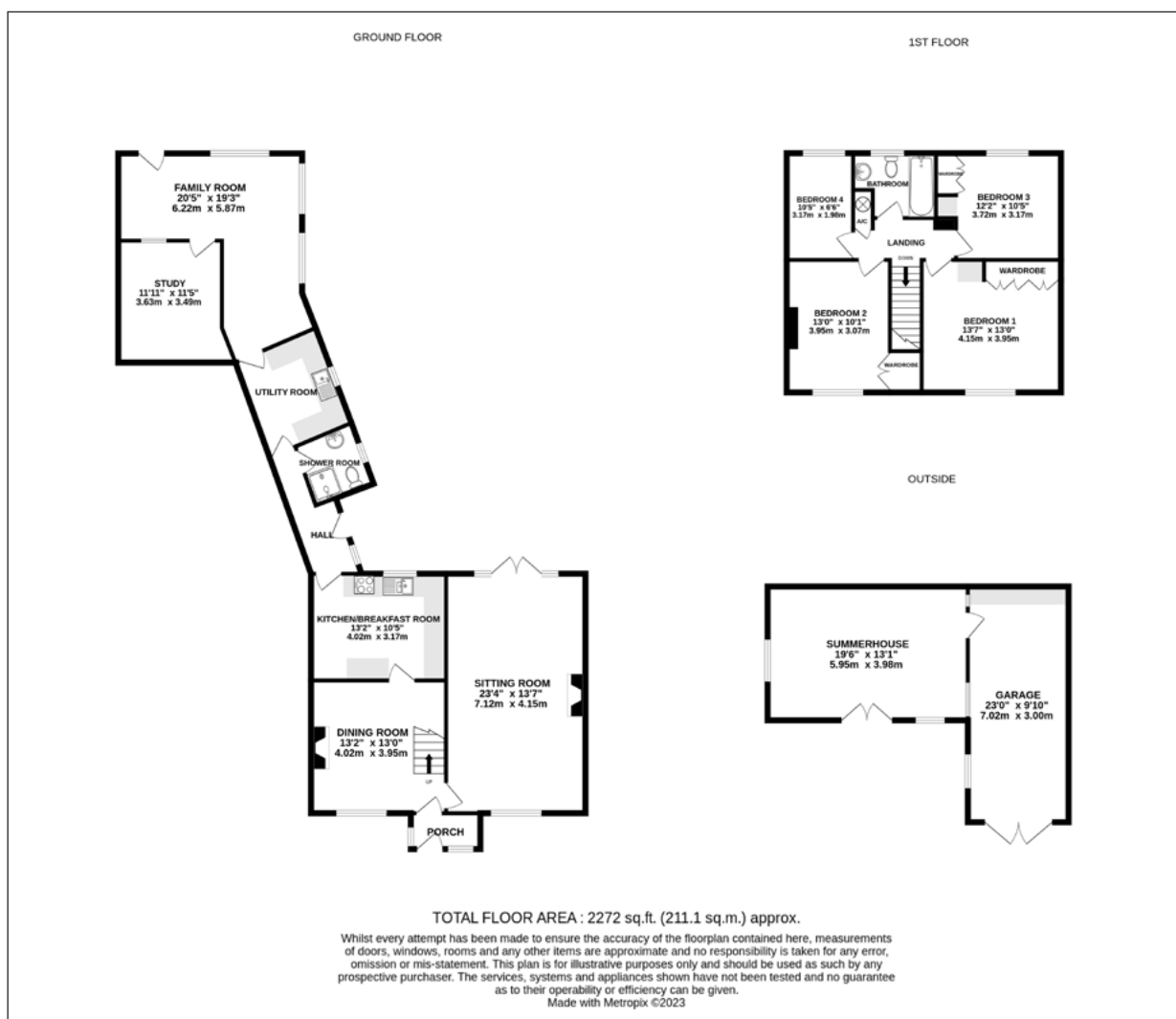
Entrance Hall – Kitchen/Breakfast Room – Dining Room – Sitting Room – Rear Porch – Downstairs Shower Room – Utility Room – Garage Conversion Family Room – Study – 4 Bedrooms – Family Bathroom – Airing Cupboard – Rear Garden – Summerhouse/Outbuilding – Garage – 3 Garden Sheds – Large Driveway – Low Maintenance Front Garden



THE PROPERTY

Offering four large reception rooms including an extensive sitting room, four bedrooms, lawned gardens with sheds, large outbuilding with attached garage and generous off-road parking, this characterful cottage provides ample space for a large family and benefits from fantastic travel connections, with the A49 southbound near at hand. Just 2 miles away, Hereford City offers a wide range of amenities, from award winning independent eateries & 'Old Market' shopping development to historical landmarks.





Entrance Hall & Shower Room – The hallway is fully tiled and includes wall hooks for hanging coats, with the consumer unit tucked away above. The shower room just off is half-tiled and includes glazed electric shower cubicle, pedestal basin, WC and mirror wall cabinet. The shower room is perfectly located if utilising the garage conversion rooms as an annexe.

Kitchen/Breakfast Room – Fitted in tile flooring and an array of wood shaker units with black laminate countertops, the kitchen is generously equipped storage-wise and even includes a 2-seater breakfast bar. Extractor fan hood and stainless-steel sink are integrated, with further space for a cooker and US style fridge freezer, with subway splashback tiles completing the space.

Dining Room – Located just off the kitchen, offering ample room for a large family dining table and well-lit by a wide triple window and wall mounted mood lighting. Includes fitted carpets and fireplace with electric burner.

Sitting Room – An impressively capacious reception room, perfect for those large family gathering occasions. Carpeted throughout, with glazed French doors opening directly out to the front gravel garden. Feature fireplace with tile & wood surround includes electric burner.

Utility Room – Highly practical tiled room just off the entrance hall, including wood cupboard units above & below with laminate countertops, stainless-steel sink and under-unit space & plumbing for washing machine & tumble dryer.

Family Room & Study – The original double garage has been converted into an additional spacious reception room, with full height tinted windows offering both natural light and privacy. The space enjoys both fitted carpets and central heating, with a half-glazed door opening out to the garden. A further door leads into the useful study/storage room, which is carpeted, heated and includes an internal window.



Bedroom 1 – Well-proportioned carpeted main bedroom, with wide triple window and built-in triple wardrobes with dressing table.

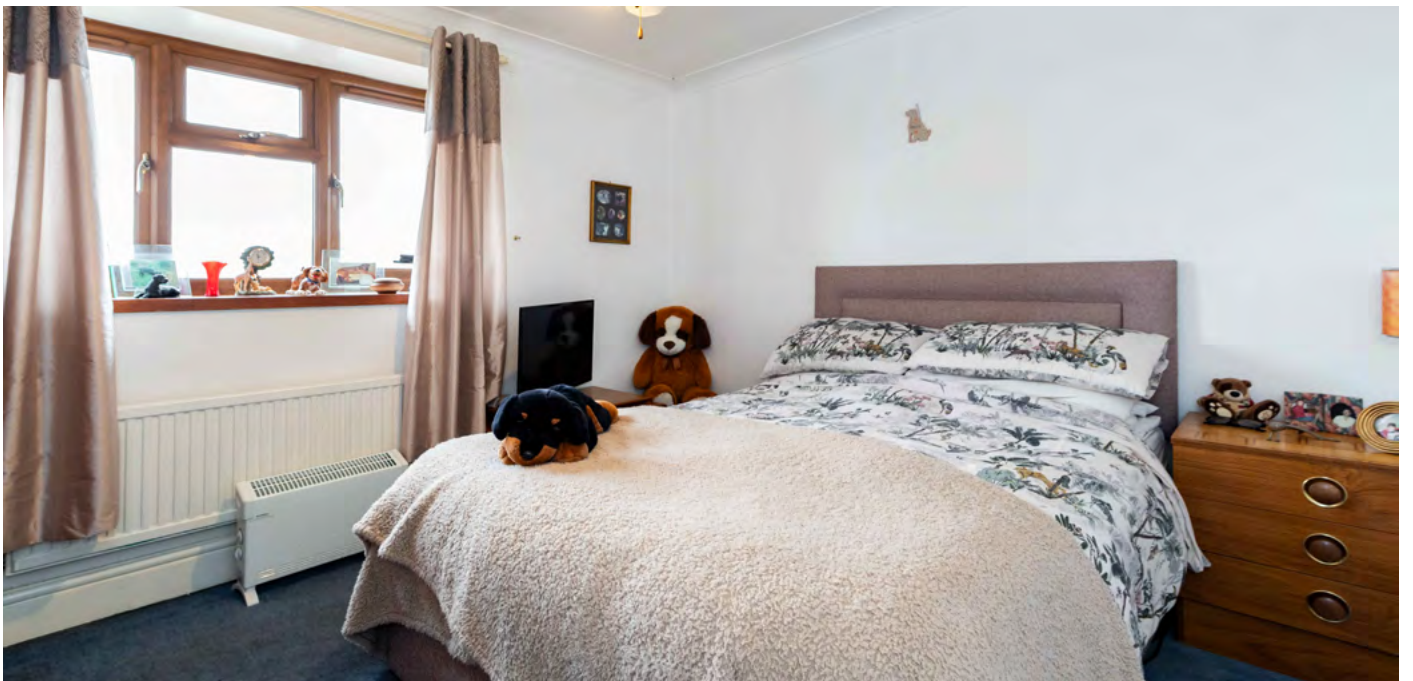
Bedroom 2 – Further front aspect double, with built-in wardrobe over the stairs and triple window.

Bedroom 3 – Includes triple window, built-in wardrobe and dressing table. Plenty of space for a double bed and side tables.

Bedroom 4 – The final bedroom is slightly smaller but still a good-size, with potential to be used as a study or dressing room if preferable.

Family Bathroom – Fitted in a full white, comprising panelled bath with showerhead attachment, shell design pedestal hand wash basin, WC and mirror wall cabinet.





OUTSIDE

The gardens are mainly laid to lawn and include three sheds for outside storage, including a large lean-to at the side of the house. The front driveway offers space for 2 to 3 vehicles, with the drive continuing through double gates into the garden for even more off-road parking. To the far side of the garden lies a large L-shape outbuilding – ‘The Summerhouse’ has both power & lighting and offers designated space for a hot tub, as well as bar hatch out to the garden. A perfect tranquil retreat or spot for garden parties in the summer. A door beyond enters the garage/workshop, which has double doors directly out onto the driveway.







PRACTICALITIES

Herefordshire Council Tax Band 'E'

Air Source Central Heating

Double Glazed Throughout

Mains Water & Electricity

Private Drainage

Grid-Fed PV Solar Panels – Approx. 27.8p per kWh

Ultrafast Full Fibre Available

DIRECTIONS

From Hereford, head south on the A49 and exit the City. Continue for 1.5 miles, turning right by the car garages into Grafton Lane, where the property can be found on the left-hand side.

What3Words: ///bravo.entry.sushi

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