



## Oast House The Hop Kilns, Bishops Frome, WR6 5AP

£425,000

An immaculately presented, four bedroom, former Oast House situated in the heart of the rural Herefordshire village of Bishops Frome. The accommodation which has been updated and improved by the current owner comprises: entrance hall, triple aspect sitting room with wood burner, separate dining room, refitted kitchen, cloakroom, four bedrooms, refitted bathroom. Further benefits include; central heating (new boiler and system installed March 2022), double glazing, detached wooden studio/home office, driveway parking for two cars, enclosed landscaped garden. Viewing a must to appreciate the size, condition and location of home on offer.



# Oast House, The Hop Kilns, Bishops Frome, WR6 5AP

## BISHOPS FROME

Set within the beautiful Herefordshire countryside, Bishop's Frome is a charming rural village offering an appealing blend of peaceful country living and a welcoming community atmosphere. Surrounded by rolling farmland, orchards and scenic walking routes, the area provides an idyllic setting for those seeking space, tranquillity and access to nature. Village facilities include a community shop, village hall, village pubs and the Hop Pocket Shopping Village situated just outside. Despite its picturesque rural setting, Bishop's Frome remains well connected, with easy access to the A4103 and convenient links to nearby towns including Malvern, Bromyard, Ledbury, and Hereford, offering a wider range of shopping, services and employment opportunities.

## ENTRANCE HALL

Accessed via a part double glazed front door, ceiling light point, radiator, engineered wood floor, radiator, stairs to first floor, wide arch to dining room. Door to:

## CLOAKROOM

Ceiling light point, extractor, white suite comprising: push flush WC, wash hand basin with storage below, radiator, continued engineered wood flooring.

## DINING ROOM 13'4" x 9'3" (4.1m x 2.82m)

Side aspect double glazed window, ceiling light point, coving, feature exposed beamed open window to kitchen, radiator, continued engineered wooden floor,

## FITTED KITCHEN 11'9" x 9'8" (3.60m x 2.96m)

Side aspect double glazed window and double glazed door to wide garden patio, two ceiling light point, re-fitted kitchen comprising: range of floor and wall mounted dove grey units under a light Quartz work surface with inset sink unit with mixer tap over, integral electric hob with oven below and hidden extractor, integral dishwasher, integral washing machine, space for tall fridge freezer, radiator, continued engineered wood floor.

## SITTING ROOM 17'5" x 11'0" (5.31m x 3.37m)

Light and airy triple aspect sitting room with windows to front and each side aspect, two ceiling light points, coving, two radiators, floor mounted Viking wood burner on granite hearth.

## LANDING

Twin side and one rear double glazed roof lights with fitted blinds, vaulted ceiling with exposed beams, two ceiling light points, two radiators, built-in airing cupboard with radiator and slatted shelving. doors to:



### **MAIN BEDROOM 12'8" x 11'10" (3.88m x 3.63m)**

Side aspect double glazed window overlooking the garden, vaulted ceiling with exposed beam, radiator.

### **BEDROOM TWO 13'3" x 8'11" (4.04m x 2.73m)**

Front aspect double glazed window with views over the village to countryside beyond, ceiling light point, vaulted ceiling with exposed beams, radiator.

### **BEDROOM THREE 9'5" x 8'9" (2.89m x 2.67m)**

Side aspect double glazed window overlooking the landscaped garden, ceiling light point, vaulted ceiling with exposed beams, radiator.

### **BEDROOM FOUR 13'3" x 8'11" (4.04m x 2.74m)**

Side aspect double glazed window overlooking the garden, vaulted ceiling with exposed beam, radiator.

### **FAMILY BATHROOM 6'3" x 5'4" (1.91m x 1.64m)**

Rear aspect obscure glass double glazed window, ceiling light point, re-fitted white suite comprising: panel bath with shower over and folding screen to side, wash hand basin with storage below, push flush hidden cistern WC, radiator, wooden plank effect floor, part tiled walls, lit mirror with hidden shaver socket.

### **FRONT GARDEN**

Low maintenance front garden mainly to stop chip providing parking for two cars, a stone path continues to the front door, a mature flower and shrub bed sits next to the property, gated access to the rear garden.

### **REAR GARDEN**

Enclosed landscaped rear garden accessed from the kitchen or the drive, wide paved patio with plenty of space for outside dining and entertaining, rose bed rear wall, steps lead up to a further patio with timber framed studio/office. formal lawn with mature flower and shrub beds, mature maple, gated access to the drive.

### **STUDIO/HOME 8'5" x 9'3" (2.58m x 2.82)**

Bespoke timber home studio/office, accessed via twin double glazed doors from the garden, additional window overlooking the garden, power and light, insulated.

### **DIRECTIONS**

From the A4103 Hereford to Worcester Road, at the bottom of Fromes Hill. head north on the B4214 into the village of Bishops Frome. Continue into the village centre and turn left just before the The Chase Inn. Turn right just after The Green Dragon onto Hop Kilns and the Oast House can be found on the right hand side as indicated by the Allan Morris 'For Sale' board.

**what3words - hurry.slap.crows**





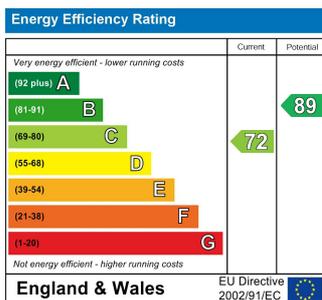
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Carpets and downstairs blinds are included. Other items may be available by separate arrangement

**SERVICES:** Mains electricity, water and drainage are connected. Central heating is oil fired with a new boiler installed March 2022. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Herefordshire Council 01432 260000, at the time of marketing the Council Tax Band is: D

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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