

Holme Croft Holme Lacy, Hereford, HR2 6LW

Sunderlands
Residential Rural Commercial

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**Holme Croft**
**Hereford**
**HR2 6LW**

Summary of Features

- No onward chain
- Detached bungalow
- Private rear garden
- Three Bedrooms
- Large driveway and garage
- Sought after village location

**Asking Price £325,000**

Located in the charming village of Holme Lacy, Hereford, this delightful detached bungalow offers a perfect blend of comfort and convenience. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or accommodating visitors, ensuring everyone has their own sanctuary. The bungalow features two bathrooms, thoughtfully designed to cater to the needs of a busy household. This practical layout enhances the overall functionality of the home, making it suitable for families, retirees, or anyone seeking a peaceful retreat. Surrounded by the picturesque countryside, Holme Lacy offers a tranquil setting while still being within easy reach of local amenities and the vibrant city of Hereford. This property is not just a house; it is a place where memories can be made and cherished for years to come.

**Location**
Situated in the heart of the village and set back from the main road, Holme Croft is within a short stroll of Herefordshire College, Holme Lacy Campus, offering a range of short courses alongside its organically run home farm. Also within easy walking distance is Holme Lacy House Hotel, which provides non-resident access to its gym and spa facilities. The nearby area of Rotherwas, home to a growing cyber business hub, is just 3 miles away, while the village of Mordiford, also close by, benefits from an Ofsted "Outstanding" primary school and is backed by Haugh Woods—an 850-acre expanse of protected ancient woodland popular with walkers and mountain bikers. The village of Fownhope, approximately 3 miles away, offers a range of amenities including a shop with post office, GP surgery, two pubs, a butcher, and the Wye Leisure Club with swimming pools and fitness facilities. The full range of city amenities in Hereford are just 5 miles away, while Ross-on-Wye and the M50 junction are approximately 12 miles distant.

**Accomodation**
The accommodation comprises:

**Entrance hall**
A welcoming entrance hall, providing access to all principal rooms.

**Lounge**
A well-proportioned front-facing lounge, complete with a woodburner, creating a warm and inviting atmosphere with a comfortable and versatile living space.

**Kitchen**
A kitchen/breakfast room fitted with a range of matching wall and base units, incorporating a sink with 1.5 bowl. The space provides room for a freestanding oven, dishwasher, and fridge, along with additional white goods, as well as a breakfast table.

**Conservatory**
A conservatory with French doors opening onto the rear garden, providing a bright and versatile sunroom ideal for relaxed living.

**Utility**
A practical utility area with space for laundry and additional white goods, providing access to the garage and shower room.

**Shower room**
A well-appointed shower room, fitted with a WC, wash hand basin, and a shower cubicle.

**Bedroom one**
A spacious primary double bedroom overlooking the rear garden, enjoying an abundance of natural light and offering plenty of room for freestanding furniture.

**Bedroom two**
A good-sized second bedroom, this double room also sits to the rear and benefits from natural light, with ample space for freestanding furniture.

**Bedroom three**
A well-proportioned small double room, benefitting from built-in double wardrobe storage, offering practical and efficient use of space.

**Bathroom**
A bathroom fitted with a WC, wash hand basin, and bath, with additional space for freestanding storage.

**Outside**
To the front, a spacious driveway provides ample off-road parking for multiple vehicles, alongside a garage









with an up-and-over door. To the rear, a generous garden is mainly laid to lawn, complemented by mature borders and established planting throughout. The space also benefits from a shed and greenhouse, offering both practicality and privacy.

## Services

We understand mains water, gas and electricity are connected to the property.

Private drainage.

Herefordshire Council Tax Band - D

Tenure - Freehold

## Directions

From Hereford, turn right at the end of St. Owen's Street into Eign Road and follow the B4224 towards Fownhope. Continue straight, passing through the villages of Hampton Bishop and Mordiford. Turn right onto the B4399, signed for Holme Lacy and cross the bridge. Proceed up the hill into the village and just before Hardings Close the property can be found on the right-hand side.

what3words - ///snapped.masks.outgrown

## Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.









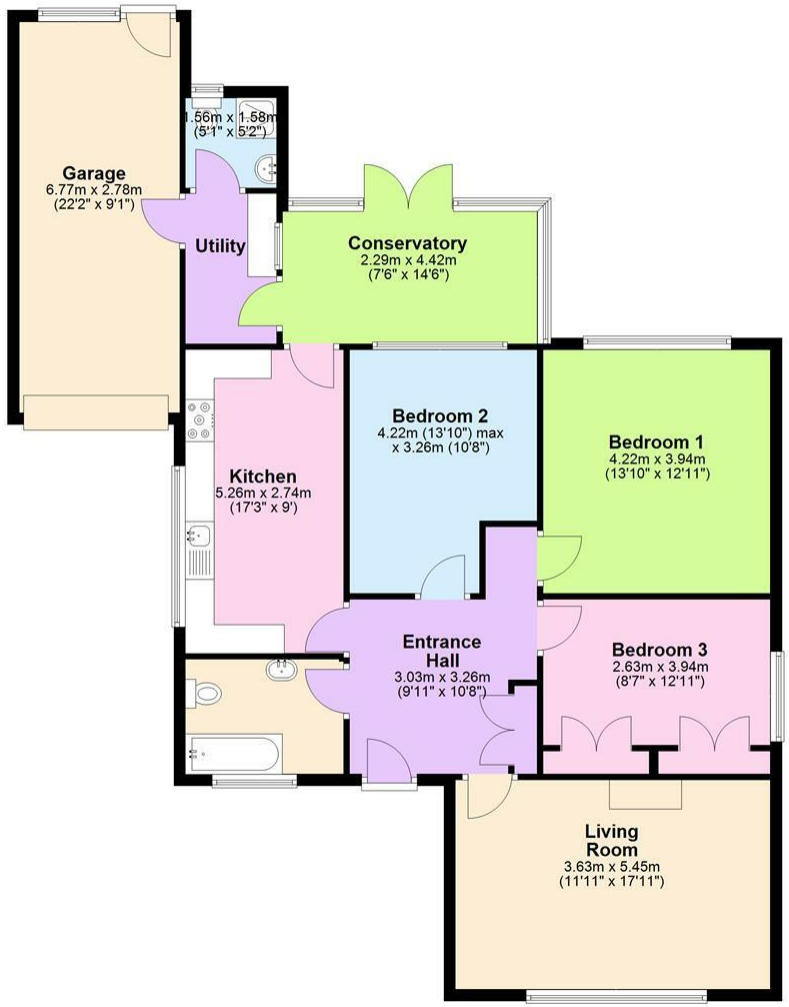






## Ground Floor

Approx. 131.9 sq. metres (1419.5 sq. feet)





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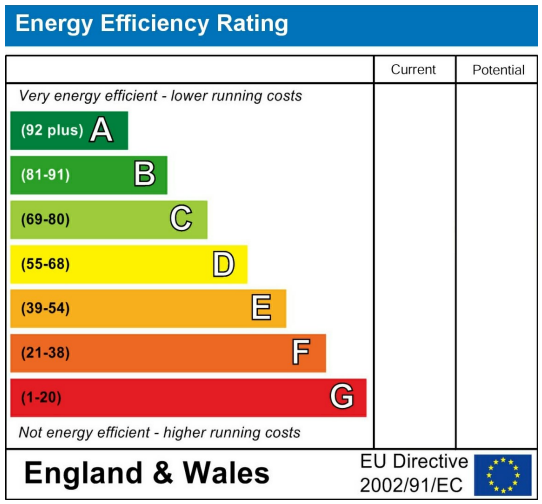
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.