



SAMUEL WOOD

15 Castle Mount, Dilwyn, Hereford, HR4 8JP

Offers Over £500,000







# 15 Castle Mount

Dilwyn, Hereford, HR4 8JP



- Four bedroom detached executive home
- Desirable and well serviced village
- Driveway parking and well maintained gardens
- Internal inspection advised
- Three large reception rooms
- A beautiful rural view over open farmland
- Oil fired heating and double glazing
- 1850 square feet of accomodation

This is extremely spacious and adaptable four bedroom, three reception roomed detached house sits in a select and small cul-de-sac in a central Village location but enjoying a fine view over rural farmland. The property enjoys driveway parking and well maintained gardens whilst the village is desirable and well serviced.

Dilwyn is a charming village that offers a peaceful and relaxing escape from the hustle and bustle of city life. Lying approximatley 10 miles from the city of Hereford. The village has a primary school which has an Ofstead rating of 'outstanding', The Crown Inn is a popular village pub and there are plenty of lovely walks from the village. The larger village of Weobley is a short drive and has a large range of facilities and highly regarded schooling.



The property is approached into a spacious entrance hall with cloakroom having a suite in in white. The sitting room has an open fire, large window to frontage two further windows to front side. The living room has double opening doors to a side garden and two large windows to frontage. Dining room has sliding doors out onto rear garden with this open aspect.

The large kitchen is fitted with a range of a matching units with wood side styled fronts. There is a Rangemaster range cooker, integrated fridge freezer and included in the sale is a freestanding dishwasher. There is also planned space for a fridge freezer, dryer and washing machine. There are two large windows and a stable door out into the rear garden and from here this lovely view over open farmland can be enjoyed. Door into a useful boiler cupboard with shelving and coat hooks.



The First floor landing passes a stained glass window to rear with this fine view. Access to roof space with drop-down ladder and partial boarding and door into walk-in airing cupboard

The main bedroom is an exceptionally large room with dual aspect to both front and rear with this fine view. There is an excellent range of fitted bedroom furniture that includes wardrobe's, bedside cabinets, chest of drawers and a further built-in wardrobe. The en-suite shower room has a modern suite in white of WC, wash hand basin with vanity cupboard, corner shower cubicle window to rear.

There are three further bedrooms off the landing and a house bathroom having a suite in white of pedestal wash hand basin, WC and panelled P-style bath with curved shower screen and shower over.

The property sits right in the corner of this select cul-de-sac in a central location in the village. The property is approached onto a tarmac driveway which provides parking for up to 5 vehicles. The front garden has mature beach hedging and is laid to lawn. Gated access then leads to the rear garden with a side patio and a low fence and hedge with this beautiful view over open farmland. This in turn leads to the rear which has a paved pathway a larger second patio ideal for summer dining/barbecues again taking in this fabulous view together with lawned gardens, ornamental pond and raised border. Sitting to the rear side of the house and adjoining the property is a large shed with light and power fitted.

Services: We understand that the property has mains electric, mains water, mains drainage and oil fired heating to radiators. There is an open fire in the sitting room. Windows are wooden double glazed.

Broadband Speeds: 3 - 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

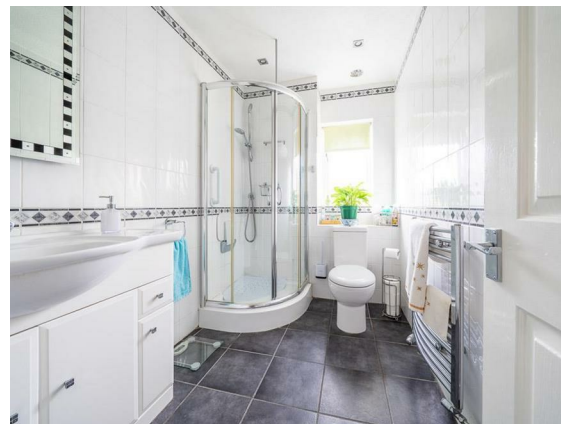
Local Authority: Herefordshire Council, 01432 260000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.







### Directions

As you come into the village from the Leominster direction go past the Crown public house on your left-hand side, ignore the first turn directly after the pub on your left and take the second turn which leads into Castle Mount. Number 15 will be right at the end as indicated by the agents for sale sign



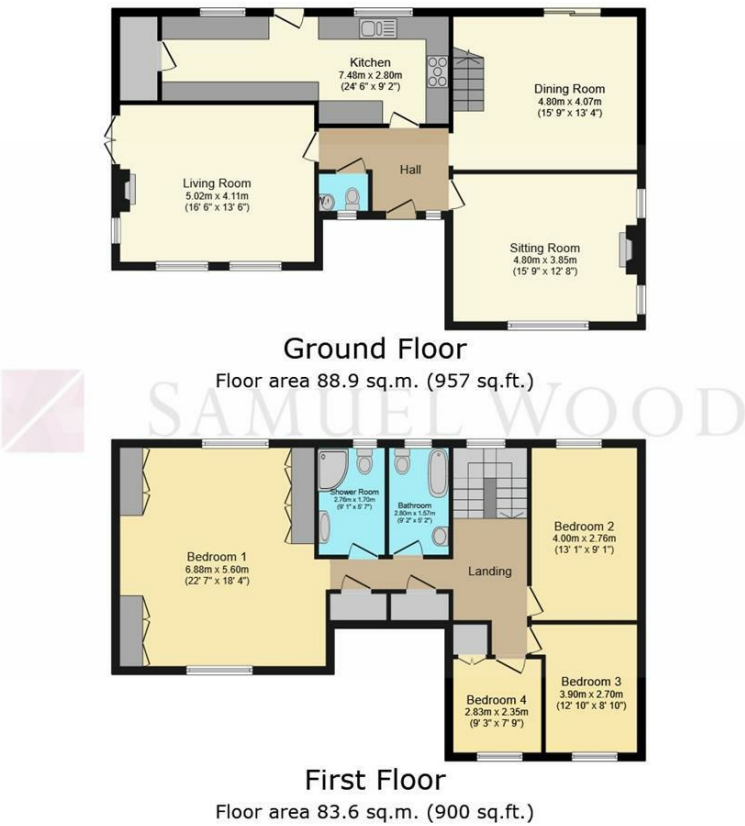








Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.