



**Hillcroft, Upper Lyde, Hereford HR4 8AD**

Guide Price £595,000



A stunning and pristine contemporary detached 4 double bedroom family home, an income generating eco house set across 3 levels with open plan family living and double garage with annexe potential.

Entrance Hall - Sitting Room - Study - Open Plan Kitchen/Dining/Family Room - Utility - Downstairs Shower Room WC  
Master Bedroom with Ensuite Shower - 2 Double Bedrooms - Family Bathroom - 4th Double Bedroom - Attached Double  
Garage Control Room - Patio - Gardens - Gated Driveway with Ample Parking

This stunning contemporary family home built in 2014, is a Eco House meaning it requires ultra low energy use to insure year-round comfort and further generates an annual income of over £1,000 from its grid-fed solar and PV panels.

Set to the middle of an almost half acre plot and designed across 3 main levels, this bright and welcoming home offers spacious and malleable open plan living with the

family room's bi-fold doors capitalising on a seamless transition out into the rear gardens.

Located in the small village of Upper Lyde, set a short distance off the A49, the main north/south county artery, the property benefits from being just over 2miles from the city amenities of Hereford or under 10miles to the market town of Leominster. While Morton-On-Lugg 1mile away offers both general stores and post office.



Entrance Hall - From the driveway stone steps lead up to the Front Door and open into the generous Entrance Hall with its dramatic central staircase in richly-hued Iroko wood that is pleasingly echoed in window cills throughout the property. The natural lime stone tile flooring from Whitehall is again harmoniously echoed throughout the family living and practical areas of the lower level.

Sitting Room - Beyond double glazed doors opens the carpeted underfloor heating Sitting Room, benefitting from a flood of natural light from dual aspect windows with wooden blinds framing views across both extensive gardens. The exposed stone fireplace with wooden mantel conceals a fully lined flue awaiting the installation of perhaps a Woodburner, not for warmth but should the hypnotic lure and comfort of flames be desired.

Study - The Hall's stone flooring continues into the Study offering an ideal Home Office with exposed brick wall and window with views across the rear garden.



Open Plan Kitchen/Dining/Family Room - Providing an exciting and practical hub for family life, with recessed lighting and underfloor heating the luxuriously proportioned space offers a Family Room with double bi-fold doors with internal blinds opening out onto the terraced paved patio of the wider rear garden. While the Dining area leads seamlessly into the Kitchen, fully-fitted in high gloss units with white Quartz stone countertops.

The Kitchen features integrated fridge/freezer, Induction hob, a triple tower of Neff microwave/grill, with below a full oven and at the bottom a warming drawer, great for proving bread dough and slow cooking. The units conceal an array of corner carousels, pull-out pantry racks and deep pan drawers while the stainless steel underslung sink and a half with integrated dishwasher below, features a Franke tap with integral instant tap for boiling water.

Utility - Above fitted units with space to either side for washer and dryer, the Utility features a black composite sink with integral drainer set in a solid wood countertop beneath a window with rear garden views. An External Door leads to the driveway while internal doors access the Double Garage and the Downstairs Shower Room.

Downstairs Shower Room - Practically located the spacious Shower room has WC, basin, open partitioned shower and underfloor heating.

Master Bedroom with Ensuite Shower - The carpeted Master enjoys views over the rear garden and has as most rooms do a loft hatch to access roof storage. The Ensuite is completed by large shower cubicle, WC and a rectangular basin in fitted unit.

2 Double Bedrooms - Lying off the double height landing naturally lit by a Velux, the Double Bedrooms both enjoy views over the front gardens and have high wall sockets for wall mounted TVs. The larger second Bedroom has a deep alcove, easily enclosed to provide a built-in and expansive wardrobe.

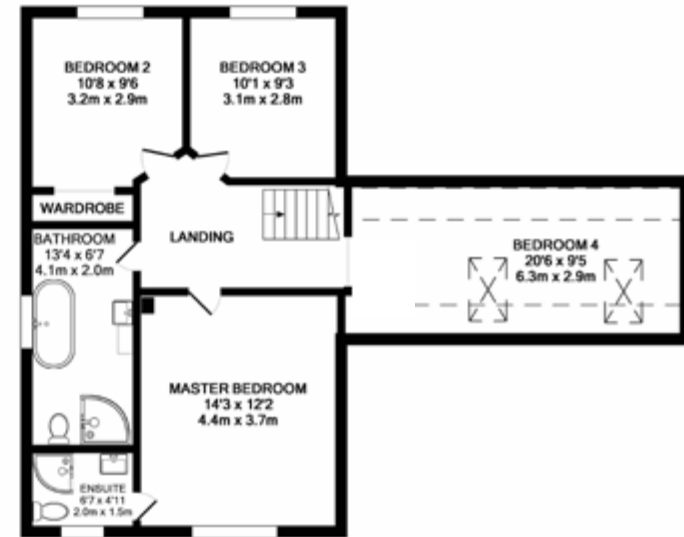
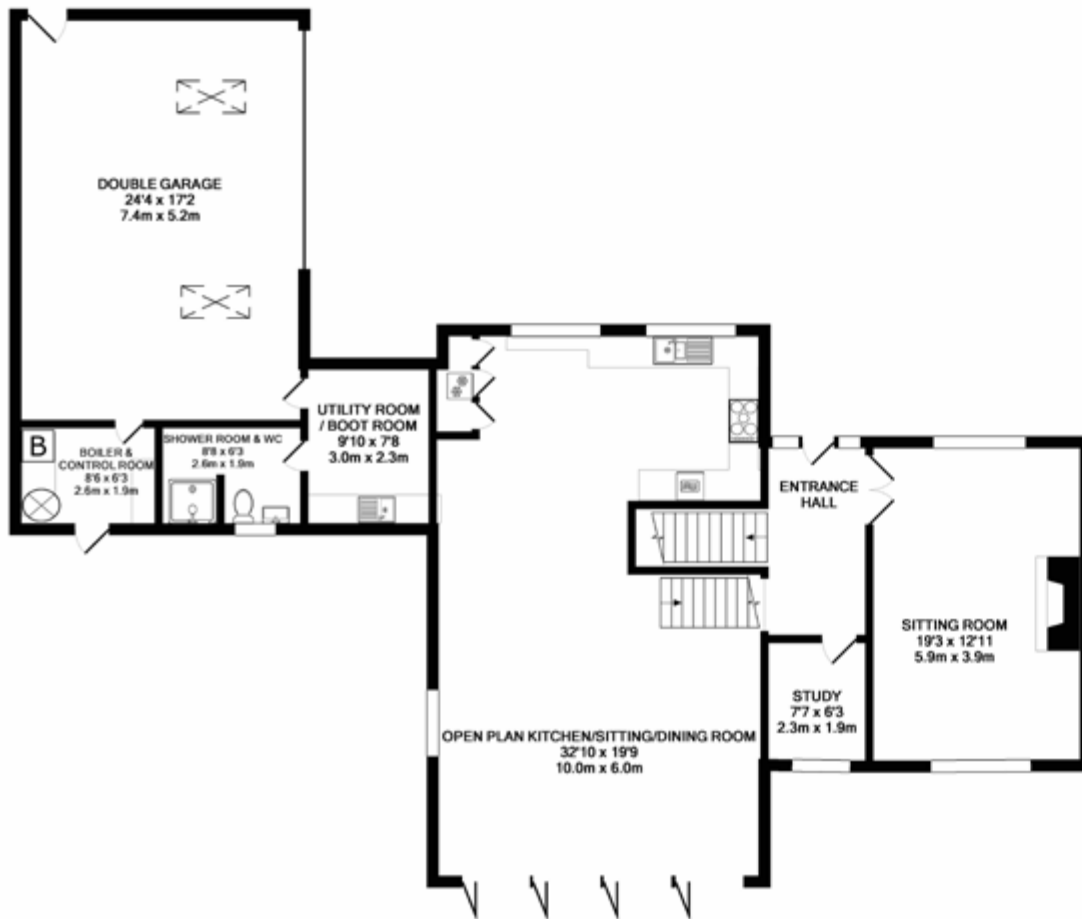
4th Double Bedroom - Up a half flight of stairs opens a highly malleable space, providing a Double Bedroom lit by twin Velux and with low dual wall sconce lighting. It also offers an ideal teenage retreat, media, games or hobby room.

Family Bathroom - Offering a full bath with centre mounted taps, separate large shower cubicle, WC, basin in vanity unit and fitted, matching wall storage unit. The Bathroom is completed with heated towel rail and planked wood-effect tiled flooring.

Attached Double Garage and Control Room - The spacious garage with powered roller door offers of course great storage and a workshop with lighting and power but further provides obvious potential for conversion into an Annexe; subject to all relevant planning permissions. Off the garage opens the Control Room with additional storage and housing the tanks, feeds and controls for the Air Source Heat Pump, PV solar panels and the heat recovery system.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	97	97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 2388 SQ.FT. (221.8 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

From Hereford travel along Edgar Street onto the A49 North towards Leominster. Continuing straight after the Holmer roundabout for 1mile. Turn left for Upper Lyde, the property is to be found shortly on the right side.

## PRACTICALITIES

- ◇ Herefordshire Council Tax Band 'F'
- ◇ Air Source Central Heating
- ◇ Underfloor Heating and Heat Recovery System
- ◇ Grid-Fed PV Solar Panels, Immersion PV Hot Water
- ◇ Mains Water and Private Bio Disk Drainage
- ◇ Sky Fibre Broadband Available

## OUTSIDE

To the front beyond the inset gate the driveway either leads right to the garage with ample parking to the side or to the left where a deep sweep of lawn with planted borders frames the steps to the front door and on further to the gated access for the enclosed rear.

The rear garden is landscaped to provide a paved patio with wide terraced steps leading up to the lawn. Featuring to the centre a large stone circular bed planted with mature evergreens, while to the left the lawn is interspersed with specimen/fruit trees. The landscaping is completed to provide additional gravel areas ideal for seating and barbecuing.





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