



Elan, Portway
Nr Burghill, Hereford, HR4 8NF

Offers over
£585,000

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STUNNING RURAL LOCATION, GARDEN AND VIEWS.

A comprehensively remodelled and extended 5 bedroom family home located in a quiet rural position which enjoys beautiful open countryside views. With spacious rooms, additional accommodation with annexe potential, large private garden backing onto fields, ample off road parking and oil fired heating.

- Detached family home
- 5 beds, 2 ensuites
- Spacious accommodaton
- Large garden with views
- Ample parking
- Private location

Directions

From Hereford proceed north west on the A4110 towards Canon Pyon. Turn right signposted Morerton, after approximately 500 metres you will approach a cattlegrid and track on your left. The property can be found at the bottom of the private lane directly in front.



Total area: approx. 288.2 sq. metres (2887.3 sq. feet)

Introduction

Located in a rural position is this five bedroom property offering spacious, adaptable and charming accommodation that has been lovingly restored to provide a comfortable home of modern contemporary conveniences yet retaining spectacular period features and charm. There are a wealth of individual features throughout the five bedrooms, entrance hall, beautifully appointed drawing room with adjoining office, characterful family room, modern kitchen, utility room, two downstairs cloakrooms and a rear porch. The property is sold with NO ONWARD CHAIN. This property really must be viewed to appreciate all that is on offer.

Property description

The property is entered into a spacious entrance hall which leads to all open aspect ground floor rooms and a downstairs cloakroom. To the right is a grand drawing room with an off set reading room. With high ceilings, two sets of French doors and full length windows to two aspects, the room is light and airy and a particular feature of the property and leads through to the study which has French doors leading to the garden. The dining room is a large room with ample space to entertain and dine and leads onto the the family room, which is believed to be the original section of the property, boasts period and charm, exposed beams and an an impressive fireplace with inset woodburning stove. Open to the impressive, newly fitted bespoke kitchen with plentiful storage, large La Cornue range cooker (gas and electric), French doors which lead to the front garden. There is a useful utility room, further downstairs WC and rear porch which has space and plumbing for washing machine and further appliances.

From the dining room, stairs lead to the first floor bedrooms and the family bathroom which has been beautifully refurbished to include an L-shaped bath with shower over, wash hand basin and WC. Bedroom one is a lovely light and large room with double doors leading onto a balcony providing excellent view. Plus an ensuite shower room and separate dressing room. Bedroom two is a double room and has the benefit of an ensuite shower room and bedroom three benefits from a dressing room. Bedroom four overlooks the front of the property and bedroom five is a single room that could be used as a home office or nursery.

Gardens and parking

The property is accessed via a private lane which leads to a large parking area for numerous cars. There is a number of outbuildings excellent for storage. The garden is mainly laid to lawn and provides a generous amount of open space. The grounds are surrounded by hedge rows and mature trees which give excellent privacy.

Please note the lane leading to the property is a no through road, so we request that all viewings are discussed with our office prior to visiting the property.

Services

Oil heating. Private drainage. Private water.
Council Tax Band F

Location

Located near the lovely village of Burghill, just North-West of the city centre of Hereford. There are a good range of local amenities within one mile radius, including, school and post office at Burghill village and co-op, doctors surgery, video store, bus service etc. Hereford city has recently had the fantastic Old Market development with Waitrose supermarket, a range of restaurants and department stores and a six screen Odeon cinema.

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