



FAIRFIELD

Breinton HR4 7PD

Fairfield
Breinton
Herefordshire
HR4 7PD

In a peaceful and sought after rural location, yet 1 mile from the cathedral city of Hereford a delightful detached family house standing in gardens and grounds of 2.5 acres.

Guide Price £695,000



Situation and Description

Fairfield is situated in the highly desirable and sought-after village of Breinton which lies within 1 mile of the edge of the cathedral city of Hereford. The property forms part of a small cluster of similar properties which are surrounded by rolling countryside with Fairfield enjoying excellent views across its own land and to the Black Mountains in the distance. Its position is ideal for rural living coupled with the ability to, on a summers day, walk-into the city itself. The River Wye is in the vicinity providing ample countryside walks.

The house offers spacious and well-appointed accommodation throughout. There are three principal reception rooms and a study on the ground floor, accessed off a central hallway, complemented by a large kitchen/breakfast room ideal for dining in with a good-sized utility room off. On the first-floor there are four comfortable bedrooms, one of which enjoys an en suite, as well as a family bathroom.

Externally the property stands in well-tended established gardens which are approached through a pair of gates which in turn give access to a large parking area. From here there is access to a timber framed **double car port 19ft 5 x 17ft 6** which has an adjoining **store 17ft 6 x 6ft 6**. Also, approached from the parking area is a timber **garage 19ft 3 x 10ft** as well as an excellent **workshop 16ft x 18ft 8**. The gardens and a recently refurbished veranda take in the views to the front. Beyond this, accessed by a pedestrian gate, is an excellent paddock which benefits from separate road-side access. Adjoining this is a recently planted orchard and small woodland. Within the orchard is a delightful summerhouse, giving even further peace and tranquillity.

Services and Considerations mains electricity and water, oil fired central heating and private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax G. Freehold. Broadband available. EPC E.



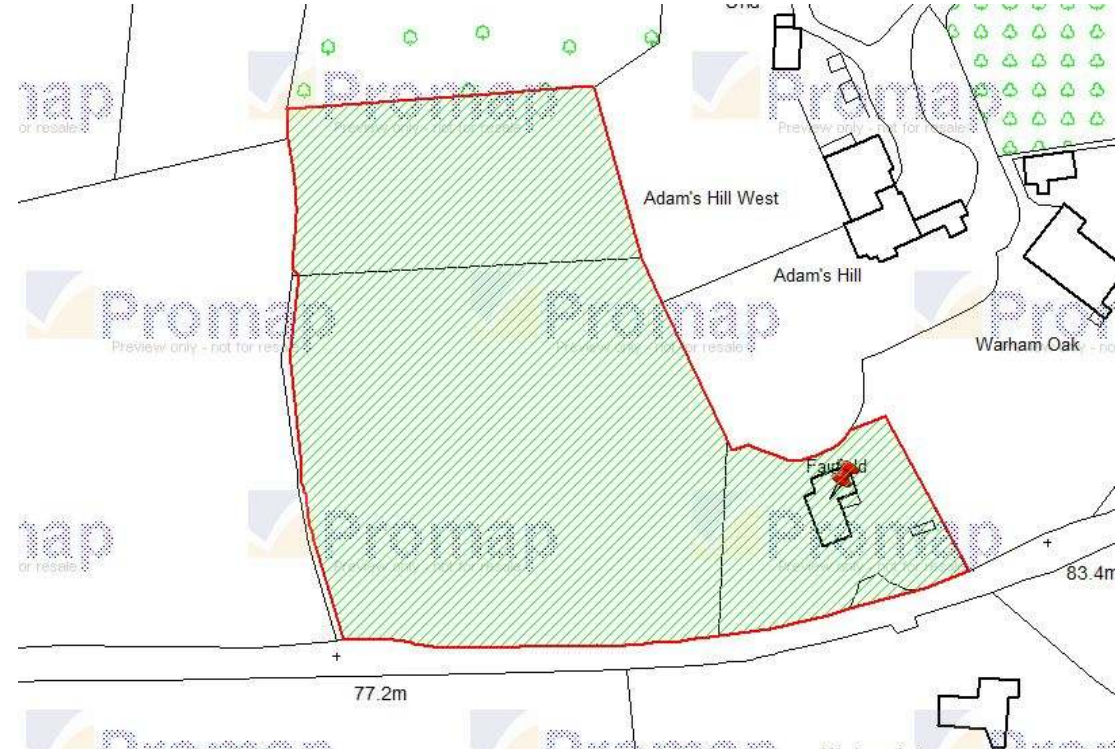
Directions

From Hereford proceed through the city on the A49 towards Ross on Wye. Before crossing the River Wye turn right into Barton Road which in turn leads into Breinton Road. Continue along Breinton Road bearing left signposted to Broomy Hill Water Works. Proceed past the water works and continue out of the city. At the next junction, bear left, to Lower Breinton and Warham and at the top of the hill Fairfield is the second house on the right hand side, about three hundred yards past the junction.





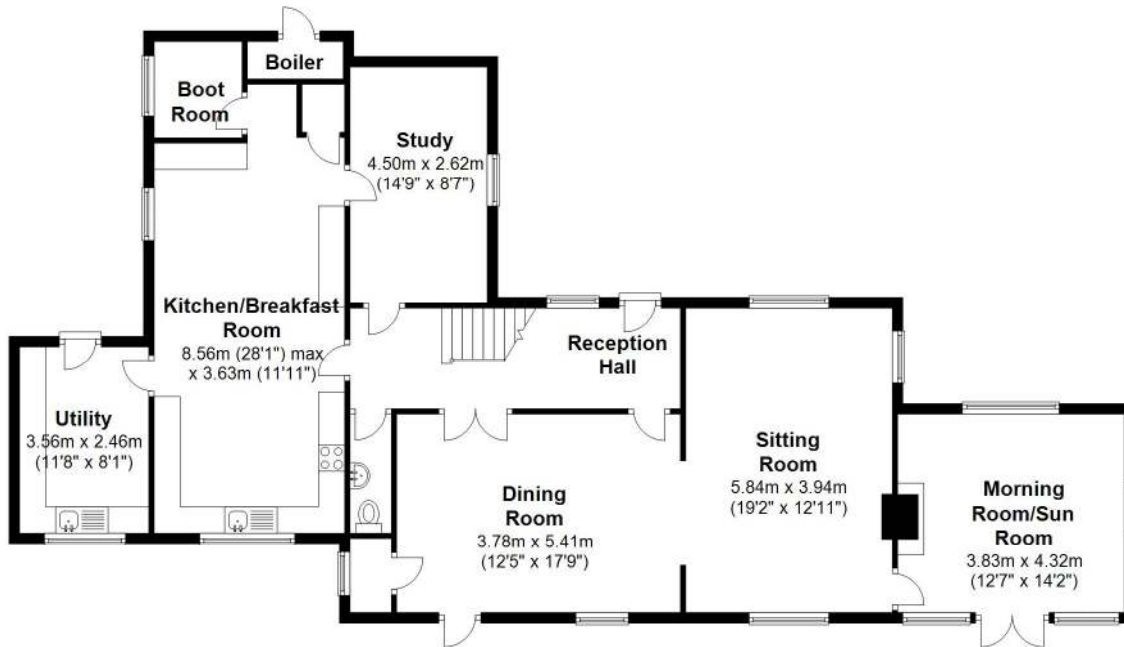






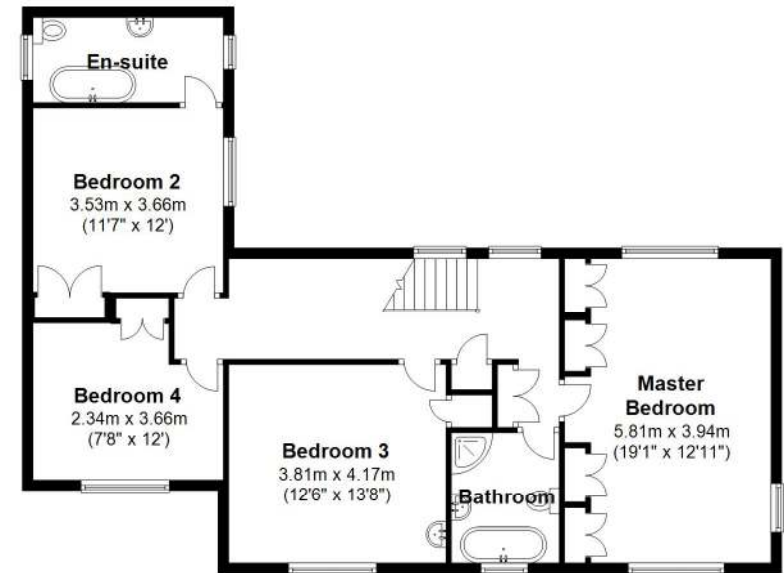
Ground Floor

Approx. 133.1 sq. metres (1432.8 sq. feet)



First Floor

Approx. 92.0 sq. metres (990.1 sq. feet)



Total area: approx. 225.1 sq. metres (2422.9 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells, HR4 9DG
Plan produced using PlanUp.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | brightwells.com

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Brightwells

Est. 1846



In total,
2.5 acres

