



Hillgarth, Breinton, Herefordshire HR4 7PQ







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Breinton,  
Herefordshire  
HR4 7PQ**

Summary of features;

- Architect designed
- Substantial detached bungalow
- Fine views adjoining farmland
- 3 Bedrooms, Kitchen/Breakfast Room 19' x 19'
- Beautiful gardens & garaging

**Offers in the region of £630,000**

### Description

A fine country residence situated in this slightly raised position in this beautiful, accessible, rural area of Breinton. This substantial detached bungalow stands in its large landscaped gardens, overlooking adjoining farmland, with views to the west as far as the Black Mountains.

The accommodation is very versatile which could suit dual family living but currently comprises; Reception Hall, Dining Room, Sitting Room, Conservatory, large Kitchen/ Breakfast, Utility and 3/4 Bedrooms, Bathroom and separate Shower Room.

A drive provides a wide parking area with an attached double garage adjacent to which is a further detached garage.

The gardens are a particular feature, bordering farmland, being well stocked and mature and ideal for keen gardeners.

To fully appreciate the location and quality of accommodation an internal inspection is recommended.

### Situation

The property lies approximately 2½ miles west of Hereford centre in this sought after rural area known as Breinton. There is some delightful surrounding countryside where there are numerous walks from the door.

The main facilities are in Hereford including leisure, educational and shopping etc.

### Accommodation

The front door leads to –

#### Entrance Vestibule

With cloaks cupboard and door through to –

**Reception Hall 3.87m x 3.22m (12'8" x 10'7")**

**Dining Room 4.79m x 3.86m (15'9" x 12'8")**

With double glazed windows, double doors to –

**Lounge 5.98m x 3.91m (19'7" x 12'10")**

With marble fireplace with hearth with fitted gas (LPG) coal effect fire fitted in open fireplace and double glazed window.

**Conservatory 6m x 3.32m (19'7" x 12'10")**

With double glazed windows, double doors to outside.

**Kitchen/Breakfast Room 5.81m x 5.95m (19'1" x 19'6")**

Max. A large open plan room with arch to breakfast area, range of fitted units with work surface area, wall length tall cupboards, fitted dishwasher, inset double drainer sink, 4 ring electric hob with extractor over, fitted oil fired Rayburn, double oven and double glazed windows.

**Utility Room 1.97m x 5.98m (6'6" x 19'7")**

Max. With oil fired central heating, stainless steel single drainer sink unit, plumbing space for washing machine, airing cupboard and further units. Door to garage.

#### Inner Hallway

With airing cupboard housing hot water cylinder and linen cupboard.

**Bedroom 1 5.83m x 3.96m (19'2" x 13')**

(Measurements into wardrobes). Wall length wardrobes, double glazed window, dresser and drawer unit.

**Bedroom 2 3.98m x 3.98m (13'1" x 13'1")**

With double glazed windows.

#### Bathroom

With coloured suite comprising bath, pedestal wash hand basin, WC low flush suite and double glazed window.

**Bedroom 3/Study 3.97m x 2.59m (13' x 8'6")**

With glazed door to conservatory.







### **Bedroom 4 5.95m x 3.95m (19'6" x 13')**

Fireplace with marble surround and double glazed windows.

### **Shower Room**

With coloured suite comprising WC low flush suite, wash hand basin, shower cubicle and double glazed window.

### **Outside**

Electric gates with cattle grid lead to parking areas immediately to the front of the bungalow and also around to the side which in turn gives access to the garages.

Attached **Double Garage 5.97m x 5.00m (max)** having an electronic up-and-over door, power and light, WC low flush suite with wash hand basin. Door to Utility. Across the drive is a further detached **Garage 5.97m x 3.62m** being brick built with a pitched roof and having power and light.

A particular feature of the bungalow are its delightful formal gardens, being principally laid to lawn with paved seating areas and well stocked shrub beds of flowers and maturing trees including Cherry, Oak, Silver Birch etc. Hedge borders give a high degree of privacy with two of the boundaries adjoining farmland and from where there are delightful far reaching views as far as the Black Mountains to the west.

### **Services**

Mains water and electricity. Private drainage. Oil fired central heating. Alarm system.

### **Directions**

From Hereford, just before reaching the New Bridge turn right into Barton Road which in turn leads into Breinton Road. Bear left and following the signs for Broomy Hill Waterworks, passing its entrance and following the country lane for approximately 2 miles. The property will be seen on the right hand side at the start of a vehicle track as denoted by the Agents For Sale sign.









**Ground Floor**



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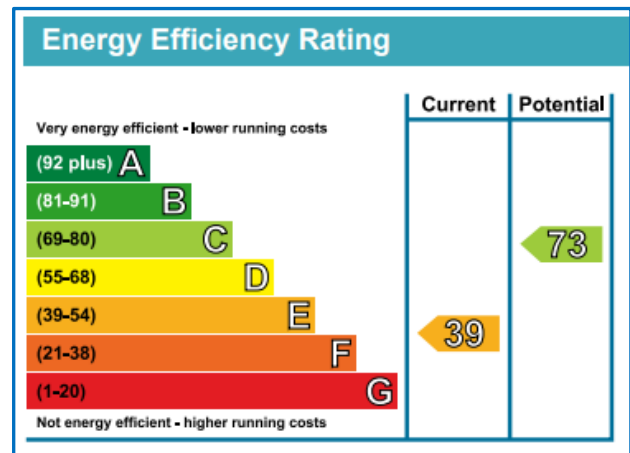
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