



The Presbytery, Bartestree, Hereford, HR1 4DU

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EXCLUSIVE







## The Presbytery, Bartestree, Hereford, HR1 4DU

**A beautifully presented and comprehensively restored Grade II listed family residence, designed in 1863 by Edward Welby Pugin. Flexible accommodation of five bedrooms and five reception rooms with separate detached garage (suitable for conversion to provide ancillary accommodation if required and subject to any necessary planning consents), extensive parking, grounds and delightful south facing gardens enjoying lovely views and adjoining orchards.**

- **Sympathetically restored and renovated to an extremely high standard throughout**
- **Flexible accommodation comprising five bedrooms and five reception rooms offering multiple use options, home office, teenager suite etc**
- **Detached garage building suitable for conversion with potential for ancillary accommodation (subject to pp), with adjoining courtyard garden hence could be considered for holiday letting accommodation**
- **Superb family residence, equally could generate an income being an ideal property for B&B use**
- **Delightful south facing gardens with patio area, lovely views and adjoining orchards to the rear**
- **Edge of the village position, close to local amenities including shop and hairdressers, yet close to both Ledbury and Hereford offering a wide range of services and amenities.**

**Guide Price: £895,000**





## DIRECTIONS

From Hereford proceed out of the city on the A438 signposted to Ledbury. Pass through the villages of Lugwardine and Bartestree, and continue downhill out of the village. As the road bears to the left, note Frome Park on the right hand side. Turn into Frome Park and take the second driveway on the left hand side which leads to the property and is in fact a sweep in and out driveway.

## SITUATION AND DESCRIPTION

Bartestree, situated on the A438, lies to the east of the Cathedral city of Hereford and is equidistant 7 miles approx. with Ledbury, both offering a wide range of services and amenities. The M50 motorway link at Ledbury gives easy access to the wider motorway network, with Bristol approx. 1 hours drive, Gloucester and Worcester approx. half an hours drive. Railway stations at both Hereford and Ledbury with mainline links to London (approx. 3 hours) and Birmingham (approx. 1.5 hours). Local amenities include schooling, village shop and hair salon, football and cricket clubs, with country pubs The Crown and Anchor at Lugwardine, The Trumpet and The Verzons all serving good food. Fishing, golf, canoeing, horse riding, walking and many other leisure activities are in close proximity.

The property itself forms part of a cluster of listed buildings on the edge of the village, The Presbytery adjoining open countryside and orchards to the rear. Designed in 1863 by Edward Welby Pugin, the Presbytery is Grade II listed for its architectural interest recognised for its scheme of design and high quality



craftsmanship and as a collective group with the nearby adjacent Grade II\* listed Bartestree Convent, now luxury residential dwellings. The property boasts many original features including mullioned window surrounds ,to the first-floor level, above the entrance, a triangular oriel, a projecting square bay to the west with two-lights window in the first-floor with a cinquefoil light above. Square headed archways and slender column supports and internally, arched carved fireplaces and shutters.

The present owners have very extensively and beautifully refurbished this property which along with it's many original features include numerous new doors which were crafted by a local carpenter to match the originals, central heating, windows, limestone flooring, fitted kitchen, bathroom and beautiful conservatory. Accordingly, the property now comprises:-

## STEPS TO

Arched front entrance door with stone carved surround to

## RECEPTION HALL

Porcelain tiled floor, part glazed door to gardens, Cloaks cupboard, understairs storage cupboard, beamed ceiling

## SITTING ROOM

with hardwood boarded floor, french doors to garden terrace, concealed fireplace, delightful alcove to recess with library shelving, coved ceiling with central ceiling rose





**COUNTRY STYLE KITCHEN** with porcelain tiled floor, Rangemaster with propane gas hobs, double ovens and grill, extractor, mantel, Blanco enamel 1.5 bowl sink unit, hardwood work surface space, cupboards and drawers, integral fridge and freezer, built in cupboards and shelving, spotlighting, central candelabra style light. Garden views.

**UTILITY ROOM** with ornate part glazed door to garden terrace, work surface space. Plumbing for automatic washing machine, stainless steel sink unit, tiling, fitted cupboard housing the oil fired central heating boiler (providing also for domestic hot water)  
Part ornate glazed door to

**CONSERVATORY** with porcelain tiled floor, delightful views across orcharding towards Haugh Woods, french doors to gardens.

**DINING ROOM** with original ornate coving, Pugin designed arched carved fireplace and tiles, original shutters

**DRAWING ROOM** with original ornate coved ceiling, large original shutters, Minster style limestone fireplace and hearth.

**CLOAKROOM** with wash hand basin, cupboard, WC, tiling, air extractor, downlighting



**SITTING ROOM/SNUG** with carved stone fireplace, incorporating wood burning stove and hearth, numerous brass and chrome light switches.  
Stairway to

### **ON THE FIRST FLOOR**

**HALF LANDING** providing access to

**BEDROOM ONE** with part pitched ceiling. En-suite Bathroom with panelled bath, thermostatically controlled shower and curved screen, close coupled WC, pedestal wash hand basin, chrome heated towel rail. Air extractor .

Stairway continued to

**MAIN LANDING** with built in cupboard, pitched beamed ceiling

**BEDROOM TWO** with part pitched ceiling, garden and delightful views, built in double wardrobe and cupboard with fitted shelving,

**BEDROOM THREE** with fireplace, feature arched and carved style window, high ceiling with chamfered timbers. En-suite Shower Room with curved shower cubicle, tiling, pedestal wash hand basin, close coupled WC, chrome heated towel rail, tiling, air extractor.



**BEDROOM FOUR** with high ceiling, chamfered timbers.

**FAMILY BATHROOM** with panelled whirlpool bath, tiling, thermostatically controlled shower and cubicle, close coupled WC, contemporary style wash hand basin, incorporated within window within pitched windowsill with marble surround. Feature downlighting. Air extractor.

## ON THE SECOND FLOOR

**DELIGHTFUL BEDROOM** which could have formed part of an original meeting hall with delicate carved timbers. Airing cupboard with hot water cylinder. **En-suite Bathroom** with corner bath, curved shower screen and fitted electric shower, air extractor, WC, wash hand basin, chrome towel rail.

## OUTSIDE

The property is approached via its own tarmacadamed driveway. Post and rail fence with mature landed gardens either side of the sweep in-sweep out driveway providing additional flexibility. Double wrought iron gated access to gravelled car parking and turning area with raised floral and shrub borders. Gated access to beautiful secret paved terrace, gravelled courtyard with circular paved feature.

Brick and block **Detached Double Garage** with up and over door, under roof storage, concreted floor, power and florescent strip lighting, personal door. Outside security lighting.



To the rear of the property is extensive paved terrace with wonderful views. The rear gardens have been carefully landscaped with numerous symmetrical floral and shrub borders, seating area, coppice enclosed within a tree lined and mature hedge surround. To the sides again gated access. Oil storage. Log store, canopy for propane. Further paving, outside tap. Timber garden store and aluminium framed greenhouse. These gardens which adjoin open countryside compliment this beautiful rural but conveniently situated property.

**AGENTS NOTE:** The property itself is freehold with the parcel of land at the front alongside the driveway, leasehold on a 999 year lease from 2015.

## SERVICES

Mains water, mains electricity, mains drainage, oil fired central heating.

## LOCAL AUTHORITY

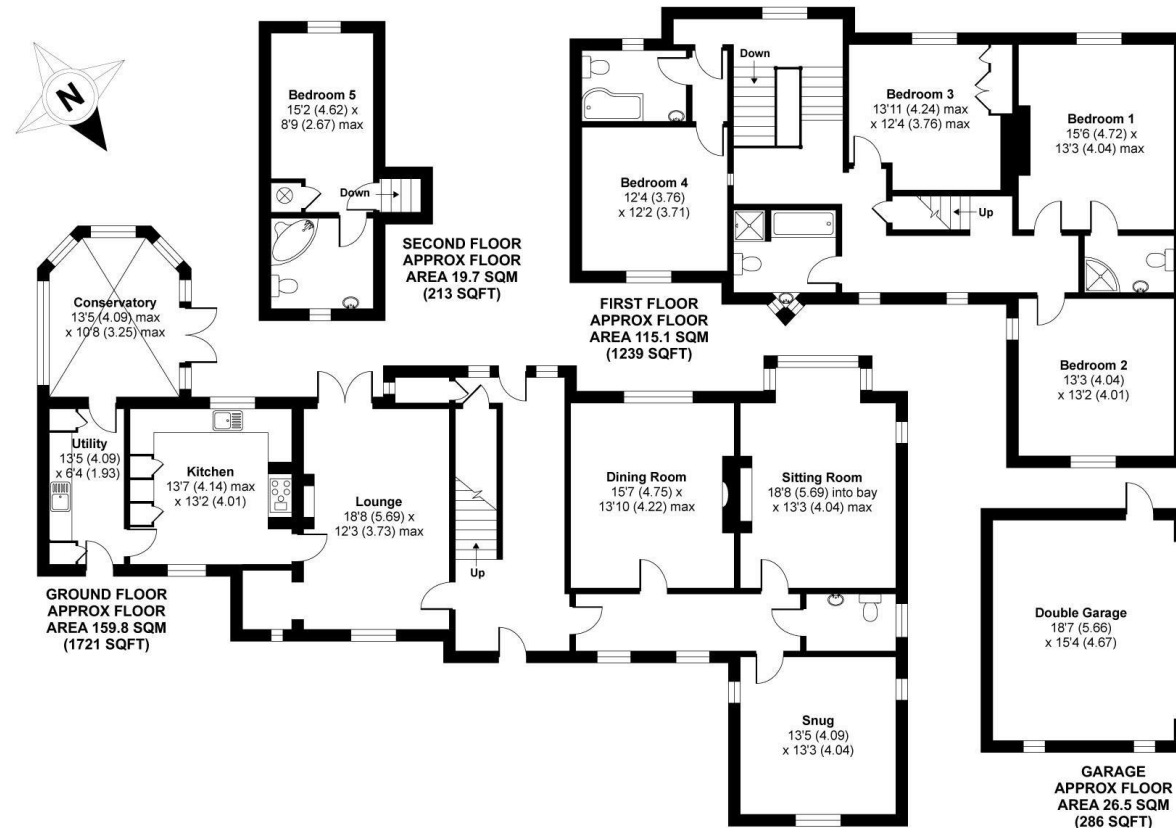
Herefordshire County Council 01432 260000

## COUNCIL TAX - BAND E

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## Bartestree, Hereford, HR1



APPROX. GROSS INTERNAL FLOOR AREA 3459 SQ FT 321.3 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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