





# Holmer House Close, Hereford, HR4 9RG

Guide Price £572,500

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An Impressive Brand New 4 Double Bedroom Barn Conversion, finished to an exceptionally high standard and part of an exclusive cluster of just ten newly built and converted properties in Holmer, Hereford.

**Entrance Hall – Extensive Open Plan First Floor Living Space with Kitchen, Dining & Sitting Room – Study – Utility/WC – 2 Double Bedrooms with Ensuite Shower Rooms – 2 Further Double Bedrooms – Family Bathroom – Storage – Large Rear Garden – Driveway – Front Patio Terrace**

This exquisite enclave of privately developed properties have been completed in a number of high end fixtures & fittings throughout, including underfloor heating, Howdens Kitchens with SMEG appliances & Quartz countertops, EV car chargers, engineered Oak flooring and more. But the main event of this stunning property is surely the breath-taking open plan first floor, with kingpost timber beams stealing the show.

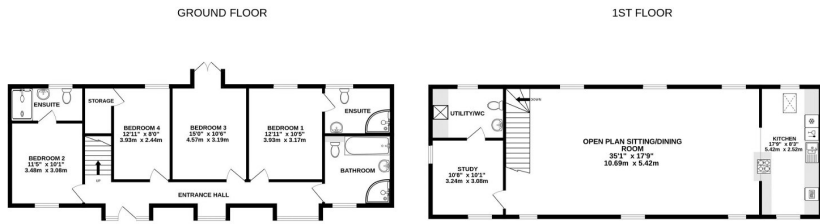
Set back from the A49 at the fringes of the City boundary, Holmer House Close benefits from fantastic travel routes, with easy access to Worcester, Bromyard, Brecon and the A49. The full amenities of Hereford lie just 2 miles distant, offering a wide range of supermarkets, recently built shopping village with multiplex cinema, award winning independent eateries and historic buildings.

### The Property

Entrance Hall – Stepping into the property, fitted coir matting at the solid oak front door gives way to warm engineered oak flooring, which is underfloor heated. Along the length of the hall are alcove spaces, with full height windows allowing light to pour in.

Open Plan Living Space – Steps up from the entrance hall lead past a glazed balustrade to reveal a vast open plan living space, which is fully fitted in plush carpets and well-lit from a skylight and windows on both sides. Kingpost timber beams give a sense of grandeur and





TOTAL FLOOR AREA: 1844 sq ft (171.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- Impressive Brand New Barn Conversion
- Exceptional Open Plan Living Space
- Underfloor Heating to the Ground Floor
- Extensive Driveway & Gardens
- 4 Double Bedrooms; 2 Ensuites
- Very High Spec Finish Throughout
- £5,000 Cash back on Completion
- 10 Year Structural Warranty

