



# The Sheiling

Holme Lacy, Hereford, Herefordshire, HR2 6LS



COUNTRY & CLASSIC

## The Sheiling

Elegant Detached Six Double Bedroom Family House with Half Acre of South Facing Garden & Grounds. Immaculately Presented & Finished to an Exceptionally High Standard. Offering Annexe Opportunity for Multi Generational Living. Large Light Flexible Open Plan Living Spaces. Situated on the Edge of the Village of Holme Lacy on a Quiet No Through Road with Fabulous Rural Views

### THE PROPERTY – Ground Floor

- Stunning Double Aspect Open Plan Kitchen with Spacious Seating Area. Quartz Worktops including a Large Breakfast Bar with Feature Lantern Light Over. Integrated Appliances Throughout. Porcelain Flooring with Underfloor Heating. Separate Pantry
- Spectacular Large Dining Room with South Facing Windows & French Doors Overlooking the Garden & Opening to the Terrace. Designed for Entertaining with Integrated Warming Drawers & Elegant Built in Bar and Glass Cabinets
- Impressive 24ft Sitting Room with Feature Central Woodburning Stove & Lantern Light. French Doors to Covered Outside Kitchen and Terracing
- Second Sitting Room/Play Room – just off the Kitchen
- Elegant Entrance Hall with Coat and Storage Cupboards
- Downstairs Cloakroom
- Large Fully Fitted Utility Room with Quartz Worktops & Back Door to Garden
- Separate Fully Fitted Laundry Room with Butler's Sink & Quartz Worktops
- Large Light Landing with Lovely Rural Views Over Fields
- Main Bedroom with Vaulted Ceiling Large Walk-In Wardrobe & Ensuite Shower Room
- Second Bedroom with Vaulted Ceiling & Ensuite Shower Room
- Three Further Double Bedrooms one with Basin & Shower
- Luxury Family Bathroom with Contemporary Free Standing Bath & Double Basin Unit

### THE ANNEXE

- Large Games Room/Sitting Room with French Doors
- Shower Room
- Upstairs Double Aspect Double Bedroom
- Separate Entrance from Front Drive





## Holme Lacey, HR2

Approx. Gross Internal Area 4818 Sq Ft - 447.61 Sq M

(Including Restricted Height Area, Garage & Excluding Garden Studio)

Approx. Gross Internal Area 4764 Sq Ft - 442.59 Sq M

(Excluding Restricted Height Area, Garage & Garden Studio)

Approx. Gross Internal Area Of Garage 133 Sq Ft - 12.40 Sq M

Approx. Gross Internal Area Of Garden Studio 122 Sq Ft - 11.33 Sq M



### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Annexe/Games Room**



**Annexe**



**The Annexe**





## THE OUTSIDE

- Large South Facing Garden Mainly Laid to Lawn with a Selection of Specimen Trees
- Large Terrace Leading to Fabulous Covered Outside Kitchen with Integrated BBQ and Griddles – Granite Worktops
- Large Garden Studio with Internal Firepit & Adjacent Store
- Single Garage
- Private Parking on Large Semi-Circular In & Out Driveway

## THE SITUATION

- Quiet Semi-Rural Position on Quiet No Through Lane with Fabulous Views & Walking from the Door
- Edge of Holme Lacy Village
- 2 Miles to Fownhope with Village Shop/Post Office/Pubs/Doctor & Primary School
- 7 Miles to Hereford with Shops & Mainline Station
- 9 Miles (15 mins) to M50 Junction 4

## PRACTICALITIES

- Council Tax Band – F – Herefordshire District Council
- Mains Gas Central Heating, Mains Electricity & Mains Water
- Private Drainage – Sewage Treatment Plant
- Broadband is Available – Sky

## POSTCODE & DIRECTIONS

HR2 6LS (What 3 Words climber.apparatus.gossiped)  
From Fownhope direction cross the River Wye on the B4399 towards Hereford & Holme Lacy. Travel for just under a mile and at the top of the hill just after Folly Farm turn right down a small unnamed road and the property will be shortly on the left hand side. From Holme Lacy itself, continue through the village passing the Agricultural College on the left, pass River View Close on the left and take the next small turning left opposite the road mirror, the property will then be on the left hand side

  
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&  
CLASSIC

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