



Hyde Park

Michaelchurch Escley, Hereford, Herefordshire, HR2 0JY



COUNTRY & CLASSIC

Hyde Park

Equestrian/Small Holding - Impressive Four Double Bedroom Barn Conversion with 5.4 Acres of Pastureland, 60m x 20m Ménage, Large American Barn with 4 Stables, Tack Room, Hay Storage, 2 Further Field Shelters, Garage & Carport. Immaculately Presented both Inside and Out with Outstanding Panoramic Views Throughout. Excellent Local Hacking with Easy Access to Excellent Bridleway Network. Situated close to Peterchurch between Hereford & Hay-on-Wye

THE PROPERTY

- Large Open Plan Triple Aspect Kitchen/Living/Dining Area with Travertine Flooring Throughout
- Fully Fitted Kitchen with Quartz Worktops, Breakfast Island, Two Electric Ovens, Induction Hob & Integrated Dishwasher
- Sitting/ Dining Area with Bifold Doors Opening to Terrace
- Separate Sitting Room/Snug with French Doors to Terrace
- Office
- Large Utility Room with Back Door to Covered Porch
- Downstairs Cloakroom
- Wide Galleried Landing
- Main Bedroom with Built in Wardrobes & Ensuite Shower Room
- Three Further Double Bedrooms
- Luxury Family Bathroom with Separate Shower
- Boiler/Store Room

THE OUTSIDE

- Terracing to Front & Side of House Leading to
- Lawned Garden Area
- Garage & Car Port
- Private Driveway with Plenty of Parking

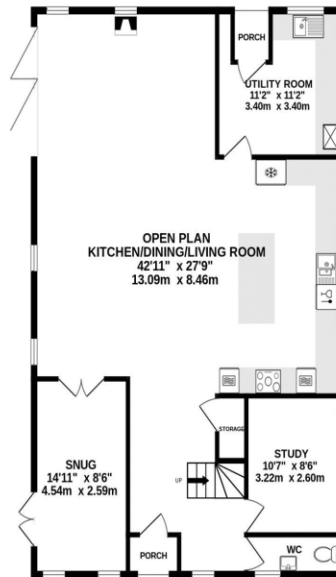




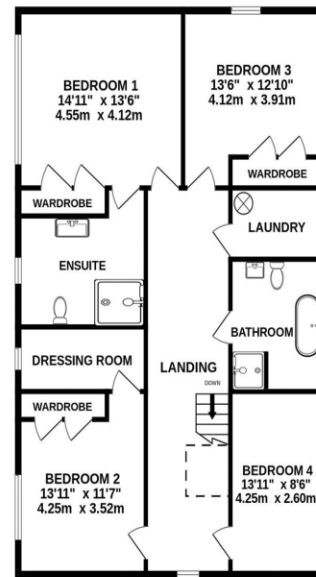
FLOOR PLANS

Total Approx. Floor Area 4649 Sq. Ft. (431.9 Sq. M.)

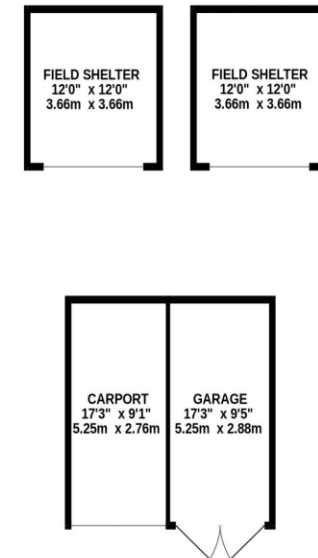
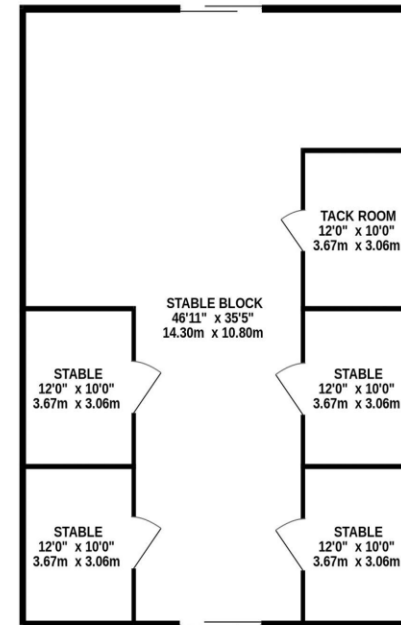
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 4649 sq.ft. (431.9 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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Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





EQUESTRIAN FACILITIES

- 5.489 Acres of Grounds Including
- 4 Acres of Fully Fenced Paddocks with Water
- 60m x 20m Ménage with Sand & Fibre Surface
- Large American Barn with
- 4 Stables and Tack Room & Space for Hay/Bedding Storage
- Concrete Pad Adjacent for Lorry/Trailer Parking
- Two Further Field Shelters
- Excellent Local Hacking with Good Bridleway Network

THE SITUATION

- Rurally Situated in an Elevated Position with Spectacular Panoramic Views
- 2.5 Miles to Peterchurch with Shop, Primary & Secondary Schools
- 8 Miles to Hay-on-Wye, 15 Miles to Hereford, 16 Miles to Abergavenny
- 1 Hour to Hartpury Equine, David Broome Event Centre & Bromyard Equestrian

PRACTICALITIES

- Completed in 2022
- Council Tax Band– E– Herefordshire Council
- Mains Electricity, Private Water & Private Drainage
- LPG Gas Central Heating – Underfloor Heating
- Broadband – BT Smart Hub 2
- EPC C

DIRECTIONS

What 3 Words: retaliate.others.louder

HR2 0JY From Peterchurch heading towards Hay-on-Wye take the small turning left to Urishay. Continue for 2.6 miles and turn right to Lanrosser. After 300 metres the property is on the right


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