



The Vinery

Wellington, Hereford, Herefordshire, HR4 8AR



COUNTRY & CLASSIC

THE VINERY

Detached, Elegant and Substantial Six Double Bedroom Period House, with Detached Studio Building, Sitting in 1.75 Acres of Beautiful Landscaped Gardens. Victorian Walled Kitchen Garden, Newly Installed Summerhouse/Home Office within an Oriental Garden, Outside Kitchen, Garage, Stores & Hard Tennis Court. Situated on the Edge of the Popular Village of Wellington, just North of Hereford

THE GROUND FLOOR

- Large Entrance Hall with Victorian Tiled Floor, Feature Leaded Window and Bespoke Wrought Iron Hand Rail
- Large Open Plan Fully Fitted Kitchen with Quartz Worktops, Quarry Tiled Floor with Mosaic Features & Original Butcher's Hooks on Ceiling. Two Enamel Sinks, Electric Four Door Aga, Electric Cooker, Integrated Dishwasher. Bespoke Freestanding Marquetry Kitchen Island (available by Separate Negotiation)
- Adjacent Light Dining Area with Oak Flooring, Built in Cupboards & French Doors to Terrace
- Large Double Aspect Family Room with Wood Floor & Jetmaster Open Fire
- Elegant Dining Room with Antique Pine Mantelpiece and Large Windows Overlooking Garden, opening to
- Drawing Room with Matching Antique Pine Mantelpiece Large Windows and Glazed Door Opening to Garden
- Superb Garden Room with Bespoke Water Feature Opening onto Terrace and Garden
- Good Sized Study with Window Overlooking Courtyard
- Original Victorian Laundry Room with Traditional Butler's Sink & Original Pine Floor to Ceiling Cupboards
- Two Downstairs Toilets



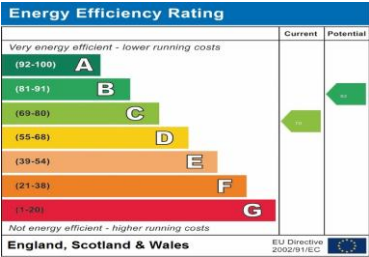


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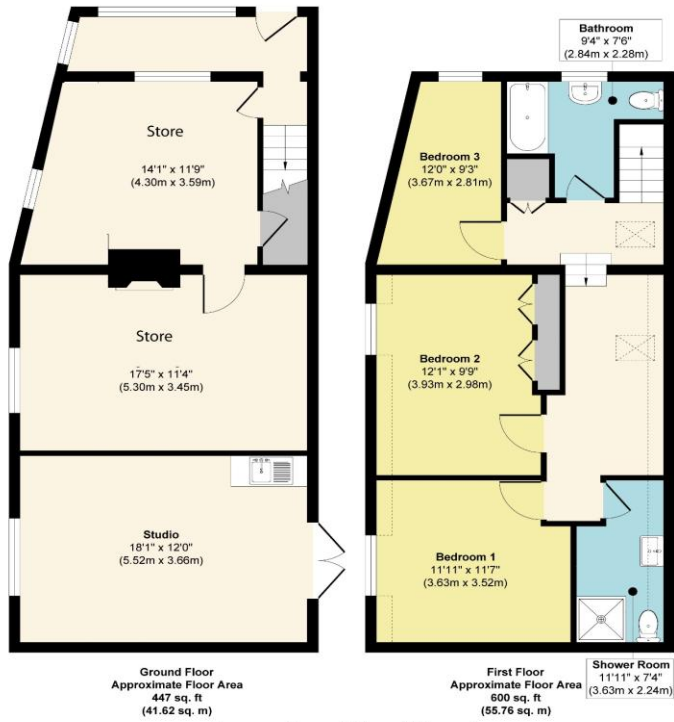
Approx. Gross Internal Floor Area
Main House = 4840 sq. ft / 449.54 sq. m
Garage = 243 sq. ft / 22.63 sq. m
Store = 229 sq. ft / 21.35 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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The Studio



Approx. Gross Internal Floor Area
Main House = 1047 sq. ft / 97.38 sq. m
Studio = 204 sq. ft / 19.03 sq. m

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THE FIRST FLOOR

- Wide Oak Stair Case with Galleried Landing and Large Picture Window
- Elegant Main Bedroom with Large Window Overlooking Garden, Large Luxurious Ensuite Shower Room, Walk in Dressing Room
- Jack & Jill Dressing Room/Study
- Second Double Bedroom with Windows Overlooking Garden and Large Built in Wardrobes
- Stairs down to Second Landing with Original Stripped Wood Floor, Airing Cupboards & Bespoke Cast Iron Hand Rail
- Four Further Attractive Double Bedrooms with Beams, and Built in Cupboards
- Two Large Family Bathrooms one with Separate Shower
- Back Staircase

THE STUDIO

- Attractive Art Studio with Light, Power & Water, Window Overlooking Garden
- Two Ground Floor Storage Rooms
- Three Double Bedrooms
- Family Bathroom
- Large Shower Room
- Large Light Landing/Study Area



THE OUTBUILDINGS

- Attached Garage with Light & Electric
- Adjacent Large Stable with Original Cobbled Floor & Lighting, Large Storage Area Above
- Lean to Brick Store
- Large Brick Built Boiler Room & Store with Lighting
- Newly Constructed Home Office/Summerhouse Fully Insulated with Light and Power

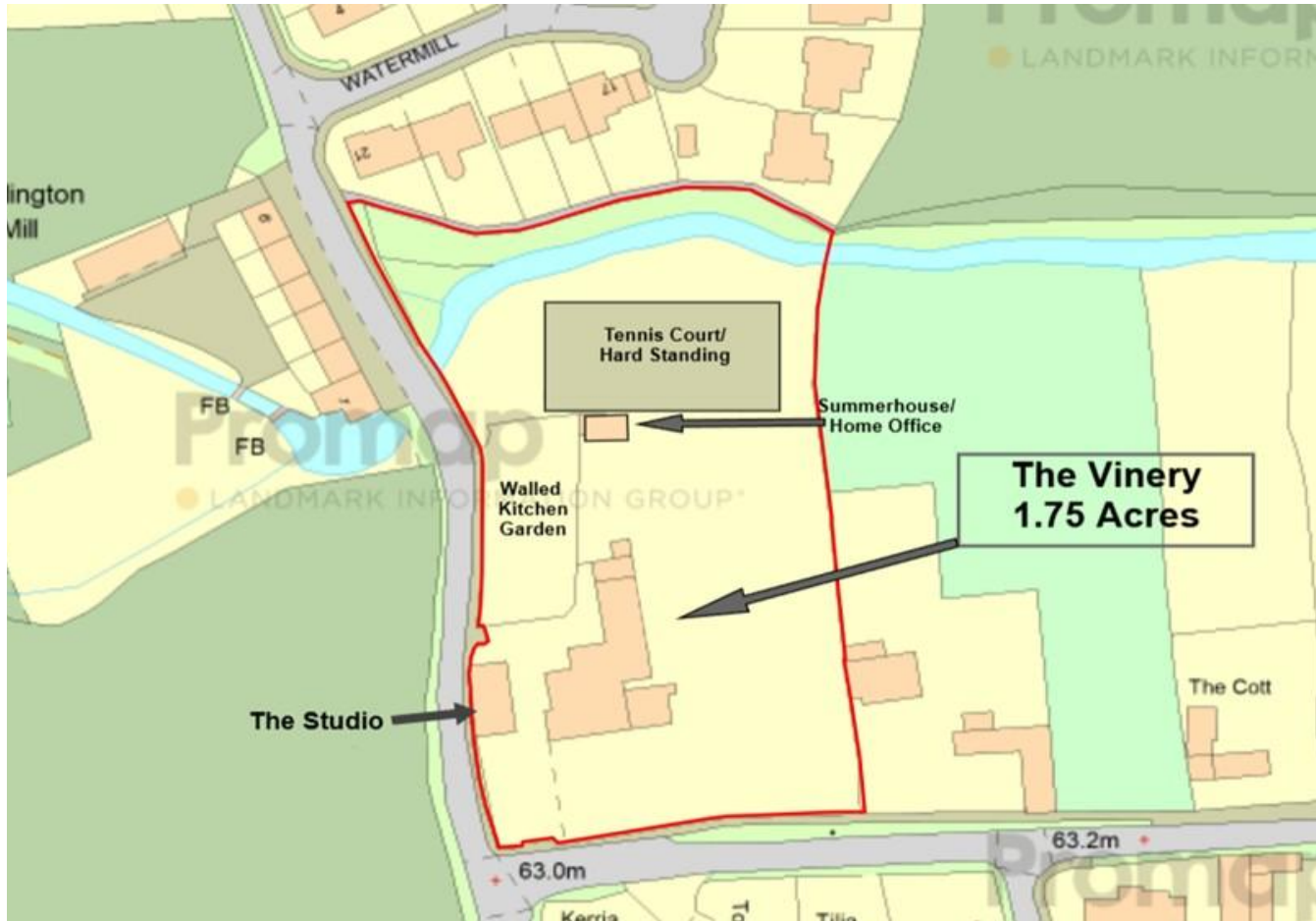
THE OUTSIDE

- Beautiful Fully Landscaped Gardens of approx. 1.75 Acres, with Mature Trees & Fully Stocked Herbaceous Borders
- Original Victorian Walled Kitchen Garden, Fully Stocked with wide Variety of Fruit Trees including a Medlar Tree and Mulberry Tree
- Large Greenhouse, Recently Installed
- Newly Constructed Oriental Garden with Water Feature & Home Office/Summerhouse
- Extensive Flagstone Terracing with Beautiful Old Copper Beech Tree
- Outdoor Kitchen/ BBQ Area with Sink and Electrics
- Tennis Court – Currently Used as a Commercial Bamboo Nursery
- Large Commercial Greenhouse (available by separate negotiation)

THE SITUATION

- Situated on the Edge of the Village of Wellington
- Within Walking Distance of Village Shop/Post Office, Church & School
- Easy Access to Rural Walks
- 6 Miles to Hereford City Centre
- 8 Miles to Leominster







PRACTICALITIES

- Mains Electricity & Drainage
- Private Well Water – Fully Tested & Filtration System
- Oil Fired Central Heating
- Part Double Glazed & Secondary Glazing
- Solar Panels £1300 annual income
- Full Fibre Broadband
- Electric Car Charger
- Council Tax Band Main House F– Herefordshire Council
- Situated within a Conservation Area

POSTCODE & DIRECTIONS

What3Words: tribes.reshape.renovated
HR4 8AR – Sat Nav is accurate. From Hereford take the A49 towards Leominster, after approx. 5 miles turn left signed to Wellington Village Centre. Continue through the village for ¾ mile and turn right into Mill Lane, the entrance to the property is then immediately on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with the joint agents:
Country & Classic: 01531 888388
Savills: 01242 548000



COUNTRY
&
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Tel: 01531 888388 or 07879 630396

Email: enquiries@countryandclassic.co.uk





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