



# St James House

Hereford | HR1 4DT





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**\*\*NEW PRICE FOR A QUICK SALE\*\*** A unique opportunity to acquire an extraordinary Village Church conversion, dating back to 1888, which retains all the architectural wonder and rich character of the historic Grade II Listed building. Offering the wow factor throughout, this splendid home has two double bedrooms and offers open plan living, set at the edge of the popular village of Bartestree. No onward chain.

## Location & education:

The property is situated off a country lane at the very edge of the popular village of Bartestree amenities include a local shop, pub, Fish and Chip shop, hairdressers and village community hall with playing fields and home to football and cricket teams. The historic city of Hereford is 4 miles away, The lively market town of Ledbury, famed for its black and white architecture is 12 miles away. The city of Worcester, providing excellent motorway links is 22 miles away. All distances are approximate. The church is walking distance to Lugwardine Primary School and nursery, rated "Good" by Ofsted. The county's "best state school" awarded by Ofsted, St Mary's R.C High School is only a mile away. For further education, Hereford Sixth Form College has been rated "outstanding" in all aspects of its work by Ofsted.

## Accommodation comprising of:

Porch, utility, shower room, WC, kitchen, dining room, sitting room, bathroom, two double bedrooms, Lobby.

## Ground floor accommodation:

A beautiful, original door invites you into the bright vaulted Vestry, with black and white tile-effect vinyl benefitting from underfloor heating from the boiler, which continues throughout the property.









There is a utility with fitted base units, stainless steel sink and drainer, with granite effect laminate countertop, space for a washing machine, perfect for use as a boot room. The utility leads to the downstairs shower room, featuring a shower cubicle, WC, wall-mounted basin and heated towel rail.

A Gothic glazed doorway takes you into the open plan kitchen and sitting room. To the rear of the kitchen lies the Apse with its stunning half-octagonal dome ceiling, three stained glass windows, mosaic wall panels, a perfect space for dining. The kitchen has solid oak flooring and an array of wooden base units complimented with granite worktops. A wonderful pattern is cast across the kitchen from the arched stained glass windows. Integrated appliances include a dishwasher, under-counter fridge and separate freezer. There is an electric cooker with gas hob, stainless steel extractor hood above.

The open plan sitting area is down a step from the kitchen and is bathed in light from lancet windows completed with slide-up pull ropes. To the west end gable, there is a glorious stained glass triptych window rising to the timber beam roof with decorative trusses. To the side of this is a pull for the working church bell. The porch to the rear has a magnificent Gothic arch with double oak doors and ironmongery detailing. There is still a collection box which remains on the wall.

First floor accommodation:

The first floor has been suspended away from the windows to not diminish their beauty, and is accessed by a handsome bespoke oak staircase with ebony detailing. The galleried landing leads to the two double bedrooms and family bathroom. Character continues aplenty in the principal bedroom which has a majestic "headboard" featuring a six-lobed circular window and stunning timber truss roof. The second bedroom also has the decorative roof trusses. Completing the first floor is a contemporary bathroom, with a raised jacuzzi bath, together with a wall-mounted shower head with concertina glass screen, WC and vanity basin unit, heated towel rail. There's even a glimpse of the stained glass window below via a secret spy hole.









## Outside:

Off the country lane climbs the long driveway with public footpath access alongside. New fencing directs any rare walkers around the boundary while new wooden gates open into a gravel parking area. To the side lie two garden sheds providing useful storage, the second with charming pantile roof. Beyond the driveway, lies the garden which is mainly laid to lawn with a south-facing stone paved patio ideal for al fresco dining. The quiet privacy of the gardens is ensured by high yew hedges. While to the far side, a stone paved area enclosed by high solid fencing provides secure storage.

## Services:

Mains water, electric, gas and sewage.

## Agents notes:

Original single glazing throughout. Security & CCTV installed to the property. Fibre broadband available.  
Herefordshire Council Tax Band 'E'

**Important Note to Purchasers:** Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

## Administration Deposit:

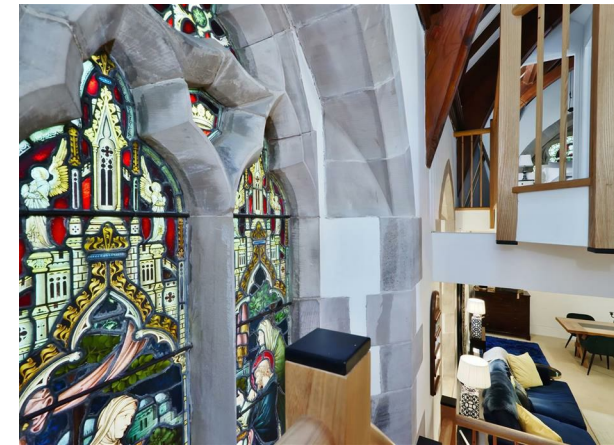
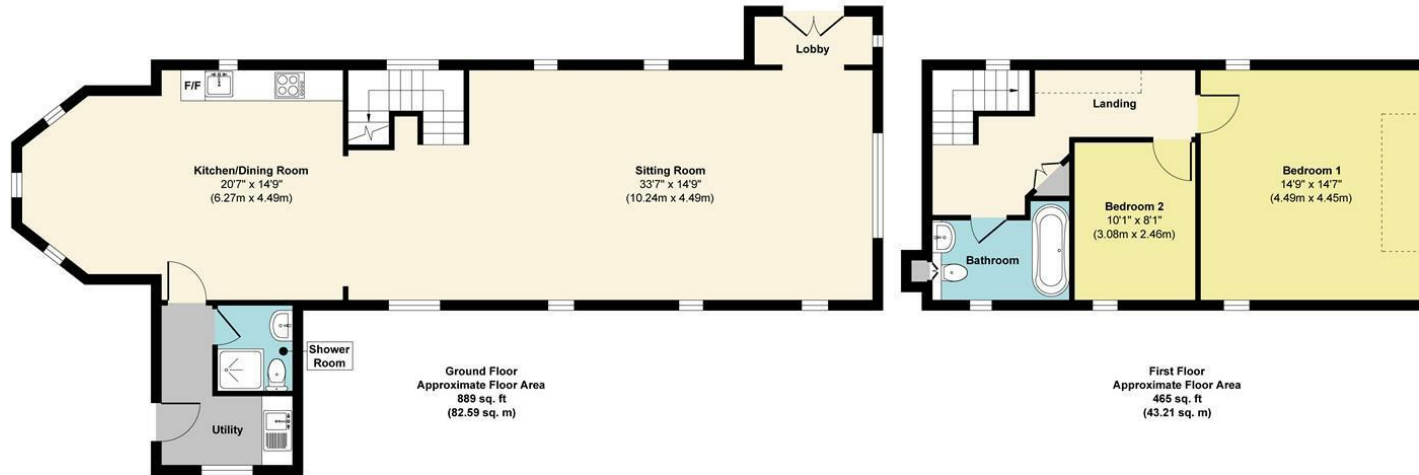
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**Approx. Gross Internal Floor Area 1354 sq. ft / 125.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.