



BLEWHENSTONE

Hoarwithy HR2 6QW





Blewenstone
Hoarwithy
Herefordshire
HR2 6QW

In a sought after location, quietly positioned and yet easily accesible, a very comfortable and spacious family house set in delightful gardens, together with garaging, workshop and separate small paddock.

Guide Price £950,000



Situation and description

This striking house is set away from main roads, in a delightful rural location, standing on its own with no immediate neighbours. Although tucked away it also offers easy access to both the cathedral city of Hereford, which has a mainline train station, and the market town of Ross-on-Wye, which in turn offers instant connections to the M50 motorway and the Midlands, as well as Newport and Cardiff via the A40. Local facilities are available at Much Birch with a doctors' surgery and village school, there are local shops at Wormelow and Pengethley and various local pubs all within a short drive. The beautiful River Wye lies within a mile and offers the opportunity for fishing and canoeing, and there are plenty of good walks closeby.



Blewenstone itself is an attractive Grade II listed house which blends character and practicality to create a very comfortable family house. The rooms are spacious with good ceiling heights, and there are plenty of windows allowing natural light through as well as providing lovely views over the surrounding countryside. Practical features include double glazing throughout, oil fired central heating, fitted carpets, and oak internal doors, as well as a partly revealed cruck beam. Set within its own plot, the house also has excellent garage space and a very useful workshop, or storeroom, which has the potential for a variety of uses.

On arrival a good-sized front porch leads into an impressive and welcoming reception hall with oak doors providing access to a useful cloakroom and to a large sitting room with windows on two sides and glazed doors to the gardens allowing light to stream in. Exposed ceiling timbers give the room plenty of character and an open fireplace provides a focal point for colder evenings. On the other side of the hall a large dining room is ideal for entertaining and has a dual aspect, working fireplace, and exposed timbers. A separate study creates a quiet space to work and has direct access to the gardens. The kitchen/ breakfast room enjoys far reaching views over the gardens to countryside beyond and, as always, is the main hub of the house. It includes a fitted kitchen with plenty of working and cupboard space as well as integrated appliances including a Bosch double oven. The adjoining utility room has direct access to the outside.

From the reception hall, a half turn staircase leads up to a good-sized



landing and to the spacious master bedroom. Here there are fantastic views as well as two sets of double wardrobes, exposed timbers and a large en suite bathroom, with both bath and separate shower, and again delightful rural views. There are three further double bedrooms, all with their own character, supported by a family bathroom.

Outside: The house is approached from a small council-maintained lane by its own private drive which sweeps down to a large parking and turning area. Here access can be gained to an integral single garage with automatic roller door, EV charger, power points and lighting. A separate garage/workshop lies a short distance away and provides additional enclosed space with an adjoining large storeroom. This area offers plenty of opportunity for a variety of uses and could create a gym, playroom or perhaps be converted to ancillary accommodation, subject to any necessary approval.

Blewenstone stands in beautiful gardens that further compliment this lovely property. Included are a variety of trees and shrubs, and floral borders, with lawns to the front and rear. The gardens are quite manageable but allow for plenty of space for a family, or those wishing to soak up the sun on a warm summers day. The whole plot is well enclosed by fencing and mature hedging and the rear garden, in particular, enjoys open views over adjoining farmland.

A short distance away from the house, access can be gained to a small paddock which extends to approximately 0.78 acres and could offer a variety of uses.

Services and Considerations: Mains water and electricity connected. Private drainage and oil-fired central heating. Tenure Freehold. Council Tax Band G / EPC N/A
Mobile Phone Coverage 4G / Broadband Fibre / Property is Grade II Listed / It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Spacious hall leading to sitting room and dining room





Well fitted kitchen/breakfast room with adjoining utility room





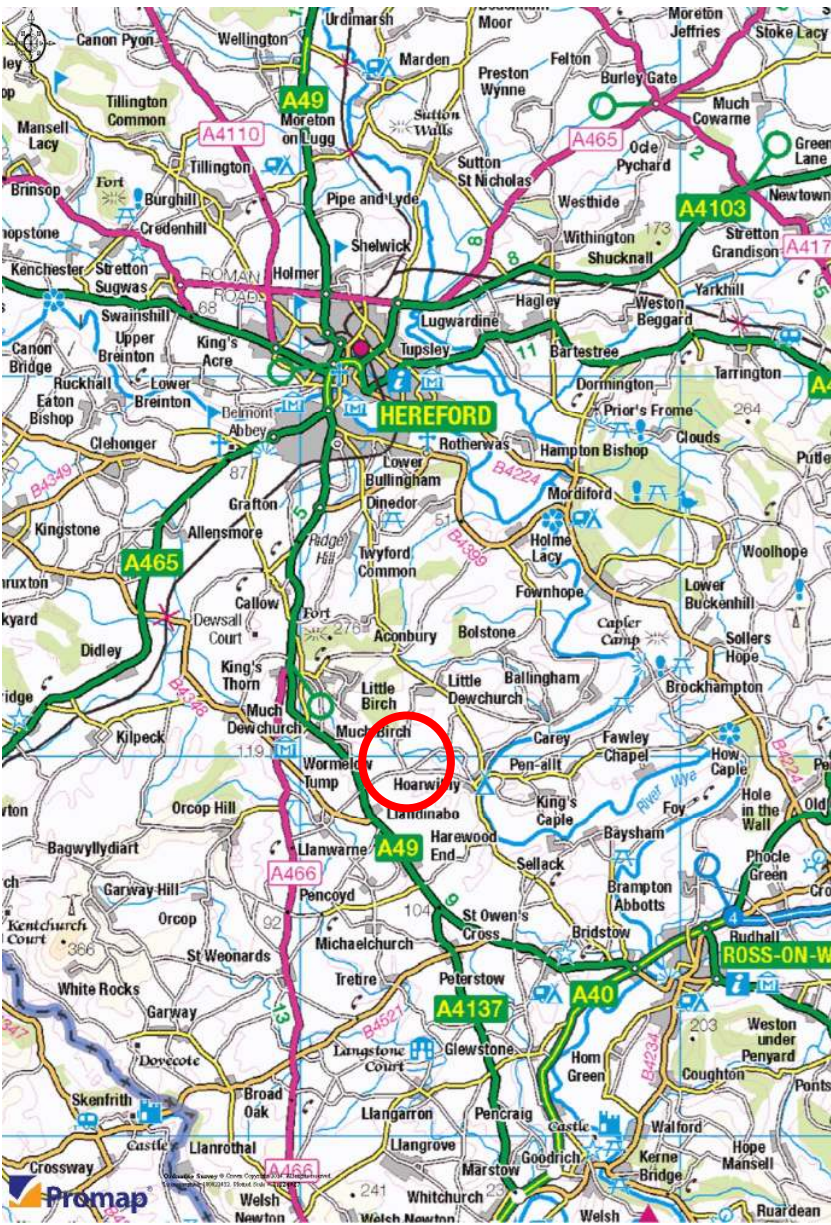
Main bedroom with ensuite and three further good sized bedrooms



Directions

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From Hereford take the A49 south towards Ross on Wye and proceed for approximately 6 miles passing through Much Birch. At a small crossroads turn left for Hoarwithy and Kings Caple and continue for about half a mile before taking the first left hand turning into an unmarked lane. Proceed along the lane and Blewhestone is the first house on the right-hand side.

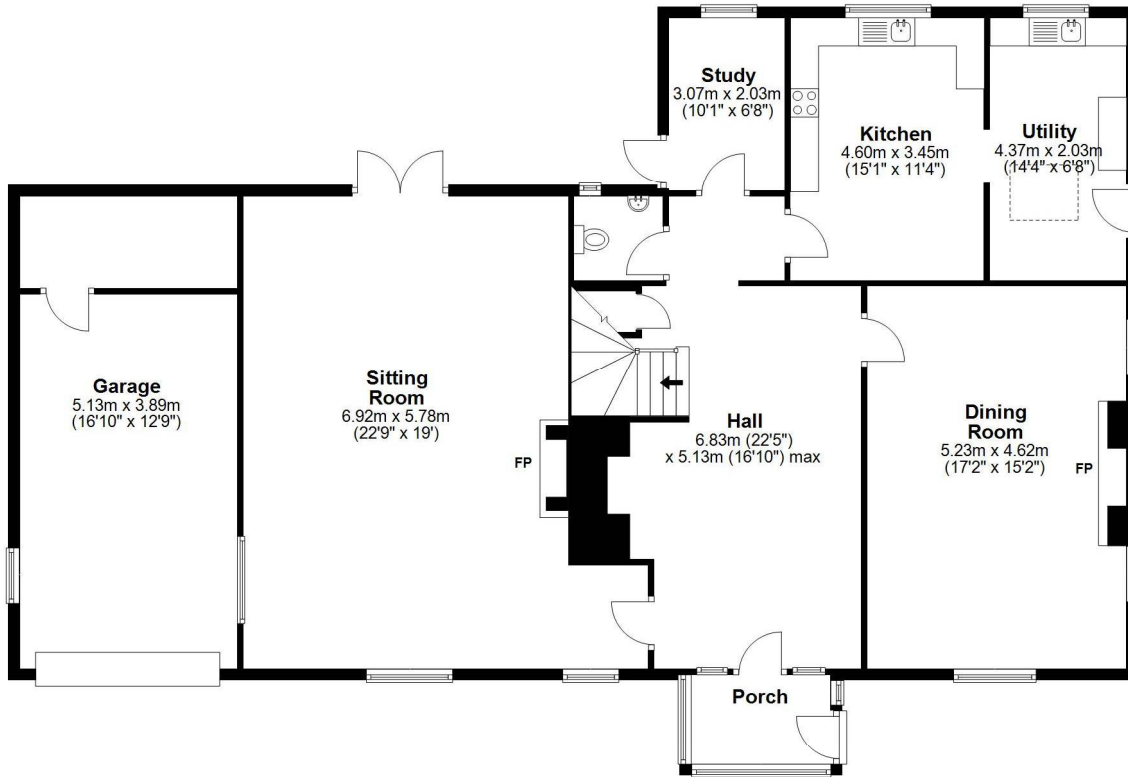


Plus small paddock of 0.78 ac, as show below



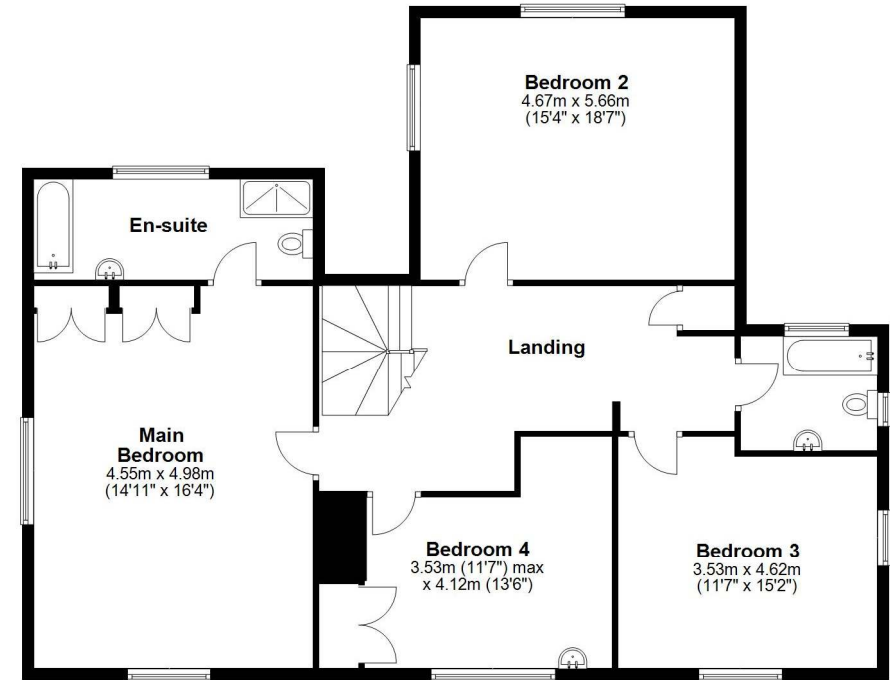
Ground Floor

Approx. 187.3 sq. metres (2015.9 sq. feet)



First Floor

Approx. 121.8 sq. metres (1310.6 sq. feet)



Total overall square footage = 3,326.5 sq ft | 309.1 sq m

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

[brookesbliss.co.uk](https://www.brookesbliss.co.uk)

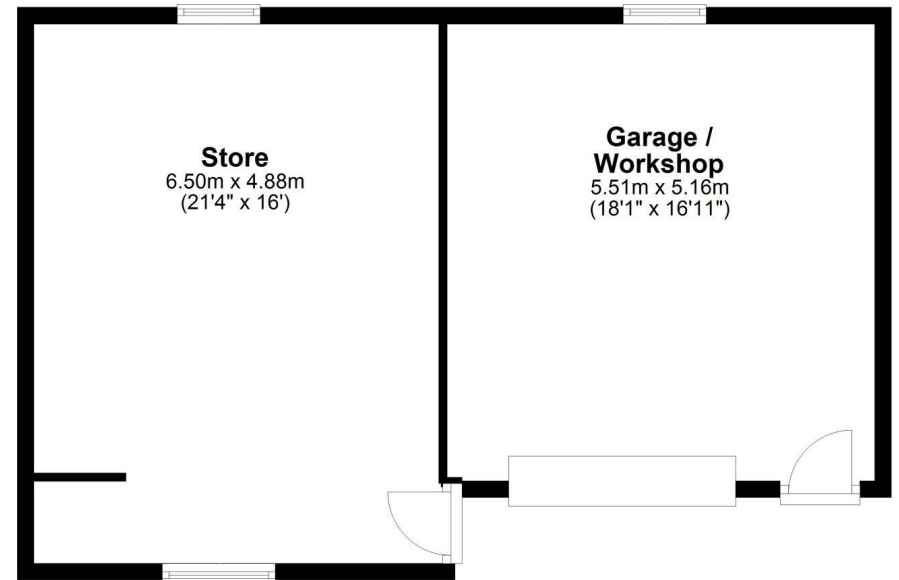
These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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Outbuilding

Approx. 60.7 sq. metres (653.0 sq. feet)



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Set amid some beautiful Herefordshire countryside



