



COURT END
Burghill, HR4 7RL



**Court End
Burghill
Hereford
HR4 7RL**



In a sought-after location and approached by its own private drive, Court End is one half of a very handsome Grade II listed Georgian house, which offers spacious accommodation with fine views, all set in just over 1 acre.

Guide Price £895,000

Situation and Description

This very attractive period property lies on the south western edge of the sought after and ever popular village of Burghill. Along with the sister village of Tillington there is a thriving community which includes a primary school, village church and community hall, an excellent golf course and restaurant, village shop and public house. More extensive facilities are then available at the cathedral city of Hereford which offers extensive facilities as well as road and rail links to other parts of the country.

Formerly Burghill Court this impressive 18th century house is now divided into two individual and substantial houses with Court End lying on the western side approached by its own private tree lined driveway. The main living accommodation is laid out over three floors with many rooms enjoying spectacular views over the landscape. Still retaining many period features the principle rooms are spacious with high ceilings, original fireplaces, ceiling cornicing and mouldings, shuttered windows and fielded panel doors. A practical kitchen includes an Aga and all the bath and shower rooms have under floor heating. Ideal as a family house there is plenty of space as well as a converted cellar and large mature gardens.

On arrival glazed front doors lead into an impressive entrance hall with high ceiling and decorated acanthus leaf and floral cornicing, marble fireplace with fitted wood burner, stained wooden floor ornate decorative pelmit, shuttered windows overlooking the gardens and impressive fielded panel door to the dining room. With triple shuttered windows to the south and west, open marble fireplace and high ceiling the room is ideal for formal dining. The main living room also has shuttered windows to one side, an open marble fireplace, radiator and again a high 14' ceiling. A door then leads into a very practical kitchen/ breakfast room which has tiled floor, deep fill sink, wooden and granite working surfaces, two oven Aga, triple sash windows, a range of fitted cupboards and drawers, plumbing for a dishwasher and door to large walk-in pantry with cold slab.

A separate study or home office has been cleverly designed and includes fitted bookshelves and a staircase to a first-floor open studio. The ground floor space is then supported by a laundry room with large stainless-steel sink, tiled floor, space for washing machine, direct access to outside and a separate cloakroom with WC and fitted cupboards.

From the main reception hall, a staircase leads down to a cellar which is divided into two large rooms, currently used as a cinema room and gym.

On the first floor there is a master suite with fine views and a well-appointed shower room and dressing area, and a second bedroom and family bathroom. A staircase then leads up to the second floor where there are three further bedrooms and a shower room.

Outside

Court End is approached by its own private tree lined drive which leads to a parking and turning area to the front and side of the house. The whole plot then extends to just over one acre and includes large level lawned areas interspersed with mature trees including a cedar of Lebanon, as well as various shrubs and herbaceous borders. In the main the gardens to the side and rear are very private and sun terraces to the side and rear offer an opportunity to sit and relax.

Services and Considerations

Mains electricity, water, gas and private drainage.

Tenure freehold

Council Tax: G / EPC Rating N/A

Mobile Phone Coverage Three / Broadband Fibre

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.



Impressive entrance hall leading through to dining room and main living room





Main living room and kitchen / breakfast room





Study leading up to First floor open studio—first floor bedrooms





Second floor bedrooms with supporting shower room



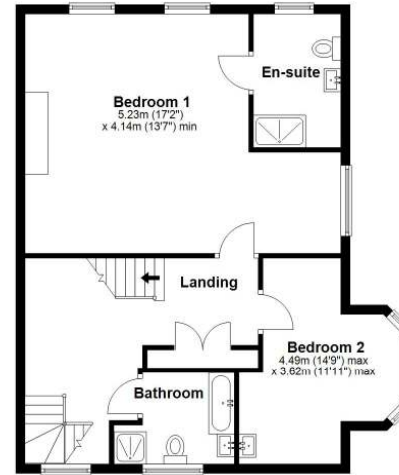
Court End - Ground Floor
Approx. 237.0 sq. metres (2551.4 sq. feet)



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

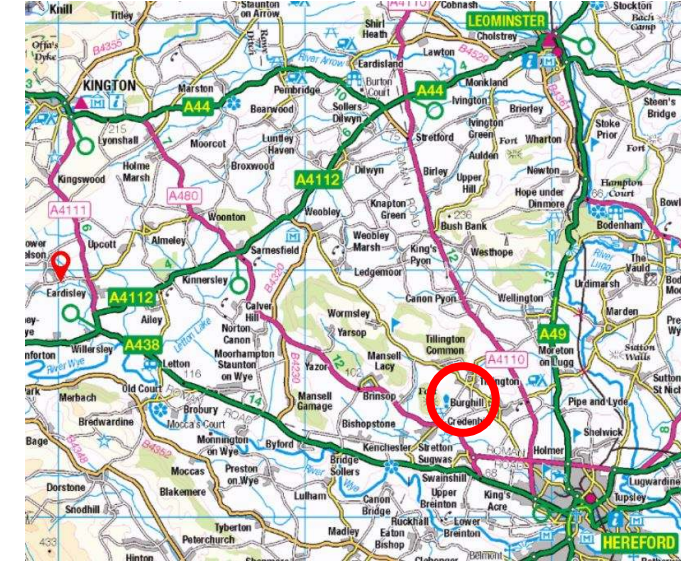
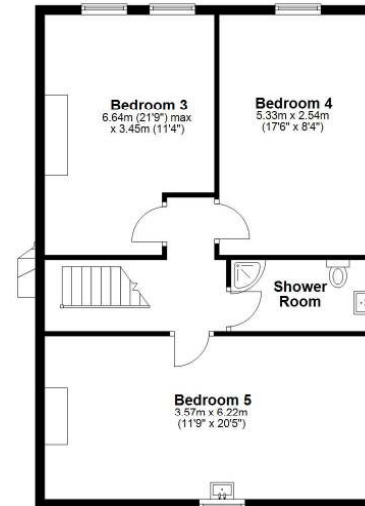
First Floor

Approx. 66.2 sq. metres (712.1 sq. feet)



Second Floor

Approx. 67.8 sq. metres (730.0 sq. feet)



Directions

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From Hereford proceed in a westerly direction on the A438 signposted to Brecon along Whitecross Road. At the roundabout take the third exit into Three Elms Road towards Knighton and Canon Pyon and continue for approximately ¾ of a mile. At the crossroads turn left towards Credenhill and then first right towards Burghill, Tillington and Weobley. Proceed for about a mile proceeding down the hill, and the entrance to Court End will be found on the right-hand side.

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