



THE GLEBE

Byford HR4 7LD



The Glebe
Byford
Herefordshire
HR4 7LD



Forming part of this sought after village in west Herefordshire, The Glebe is a deceptively spacious and very comfortable period house with south facing enclosed gardens.

Guide Price £515,000

Situation and description

The charming village of Byford is centred around a historic church and is made up of a number of individual properties, many once part Garnons Estate. The village lies in the heart of the Wye Valley and is surrounded by apple orchards and farmland, with some excellent walks right on the doorstep. Oakchurch Farm Shop lies a mile away and is known locally as 'The little Harrods of Herefordshire'. The nearby villages of Weobley, Staunton, Credenhill and Eardisley offer a range of local services with more extensive facilities available at the cathedral city of Hereford, which itself benefits from a main line train station.

Once part of the of the village Rectory, 'The Glebe' is now a very individual property that offers deceptively spacious living accommodation laid out over two floors. There is plenty of character throughout and benefits include double glazing, as well as an oil-fired central heating system via a combination of radiators and underfloor heating to the kitchen/living room, hall and cloakroom. The majority of windows face due south with Georgian style French doors in the principal rooms opening out onto lovely gardens which are totally enclosed. There is an overall feeling of light and space throughout the house and the accommodation is both practical and versatile with a ground floor bedroom or study and adjoining cloakroom, making it ideal for guests.

Initially approached by a right of way to its own parking area, a wrought iron gate leads into an attractive and useful courtyard with garden store. A front door leads into the reception hall with slate floor and useful cloakroom, with all the usual fittings. The kitchen/dining room is an impressive space, and again has a slate floor throughout, as well as a bespoke kitchen with plenty of cupboards, a large granite topped island, fitted five ring oven, integral dishwasher, recessed fireplace with quarry tiled hearth, windows and stable door to the front, and French doors leading out to the garden. A door leads through to the large sitting room, again with French doors to the gardens, a fireplace with fitted wood burner, and an archway through to a study area, with fitted shelving and windows to the front. The entrance hall also provides access to a useful utility room and a fourth bedroom or garden room, with an engineered oak floor and again has direct access to the gardens.

From the sitting room a staircase leads to a first-floor landing with airing cupboard, housing the hot water cylinder, and access to the roof space. The landing leads to the master bedroom which enjoys south and west facing views to the village church and beyond. A large fitted wardrobe offers excellent storage space and double doors lead onto a decked balcony offering space to sit and relax. There is then an en suite bathroom which is well appointed with bath and shower over, and twin wash hand basins. Bedroom two is also a large double room with two sets of built in wardrobes and windows overlooking the gardens. The third bedroom again is a good size and both rooms are supported by a well-fitted family bathroom with original elm floorboards.

Outside

The gardens lie on the southern side of the house and are totally enclosed by stone and brick walling, and close boarded fencing, making them ideal for children and pets. They form a particular feature of the property and include a central lawn with pathways leading around the gardens and a patio running the entire length of the house. There are a number of well stocked herbaceous borders interspersed with a variety of shrubs, including wisteria, clematis and Virginia creeper. There is a suitable garden shed, exterior lighting and a useful brick-built garden store.

At the front of the house is a parking area as well as access to a garage 22ft x 8ft with light and power and also houses the oil tank. The garage is part of the adjoining property, 'The Stables', but there is a right of use for the owner of The Glebe in perpetuity.

The courtyard measures (25ft 2 x 13ft 3) and is enclosed by stone and brick walling and provides access to an excellent garden store (13ft 7 x 6ft 7) with light and power. This area might potentially be utilised to create further living space, if required, and subject to approval.

Excellent for city access



Beautiful warm and welcoming kitchen/breakfast area





Comfortable and spacious sitting room with study area





Stunning master bedroom with en suite and double doors to balcony





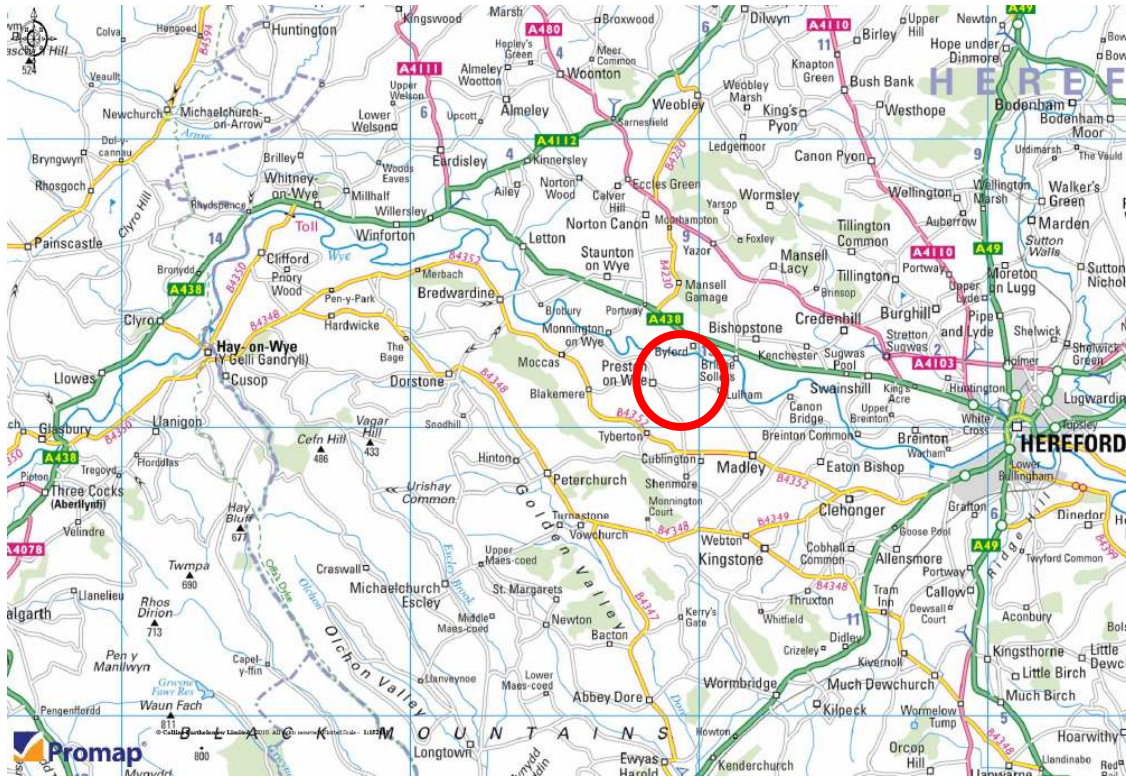
Three further double bedrooms and family bathroom





Depicting entrance hall | utility room | cloakroom | landing





Directions - HR4 7LD

W3W: ///flattery.crafts.arching

From Hereford take the A438 signposted towards Brecon and proceed for approximately 8 miles. Take the second left hand turning to 'Byford and The Church' and after 50 yards turn right into the drive for the Old Rectory. Proceed past the main house and The Glebe will be found on the left-hand side. **Please park in front of the garage to The Glebe.**



Services and Considerations: Mains water and electricity, oil fired central heating and private drainage.

Tenure Freehold

Council Tax: E

EPC Rating: E 52/85—**not listed**

Mobile Phone Coverage EE and Tesco

Broadband Full fibre broadband 900 with Halo

Agents Note: Initially a shared private driveway.

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:

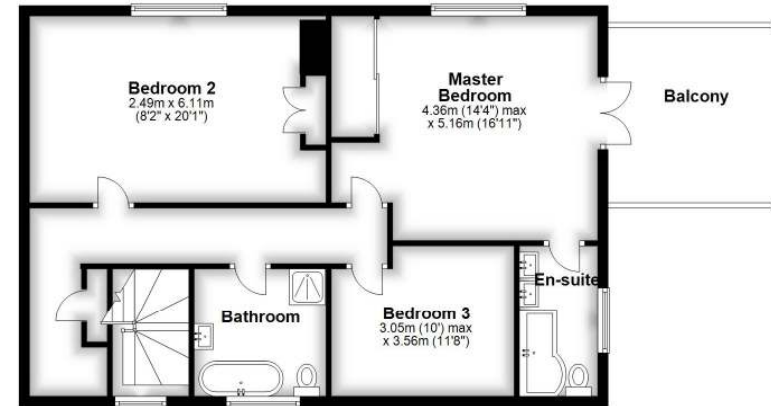
Upon submitting an offer, we will require by law, proof of ID for all buyers. Picture ID and separate address ID together with proof of funding.



Ground Floor
Approx. 128.4 sq. metres (1382.1 sq. feet)



First Floor
Approx. 79.0 sq. metres (850.4 sq. feet)



Total area: approx. 207.4 sq. metres (2232.5 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.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

rightmove

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.



Enclosed, level gardens with supporting greenhouse

