



THE SHRUBBERY

Wellington HR4 8AT

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The Shrubbery
Wellington
Herefordshire
HR4 8AT



Situated in one of Herefordshire's most sought-after villages, a well-designed and spacious family house, offering versatile living space, all beautifully presented throughout and set in well enclosed and well stocked gardens with extensive parking and a double garage.

Guide Price £795,000

Situation and description

The ever-popular village of Wellington is well positioned between the Cathedral city of Hereford and the market town of Leominster, with the A49 passing the outer edge of the village providing easy access to both. Wellington itself has a thriving community and includes a church, primary school, community centre, village shop, village hall, garden centre and more. There are a number of local walks nearby along with an arboretum at Dinmore. More extensive facilities are available at Hereford and Leominster.

The Shrubbery is a very exclusive modern house which offers very comfortable family accommodation, set in the heart of the village. The house has been much improved over the years with the addition of a new larger conservatory or garden room, a refitted and improved kitchen, new windows throughout, and much more. The accommodation is also versatile with excellent ground and first floor living space and a useful annex, which can be incorporated into the main living accommodation, or accessed separately. All mains services are also connected, supported by solar panels, with gas-fired central heating.

Approached from a small cul de sac by its own gated entrance, a driveway leads to ample parking and turning space in front of the house. A covered porch and front door leads into a very spacious and welcoming reception hall with oak flooring and galleried landing above.

From here access can be gained to a family room or snug, with a fitted wood burner and dual aspect which creates a quiet space away from the rest of the house. The main sitting room lies at the rear of the property and is light and spacious, again with double aspect, to include double doors to the garden, directly overlooking the gardens. A dressed stone fireplace creates a focal point for those colder evenings and double doors lead into a separate dining room which is ideal for entertaining. A large conservatory or garden room,

provides another dimension to the living space with a tiled floor, an outlook over the gardens and double doors on three sides. A stunning and beautifully appointed kitchen forms the main hub of the house and benefits from plenty of fitted units which incorporate a range of excellent appliances. The kitchen has been well designed throughout and has a central workstation, tiled floor, five-ring gas hob and double doors providing direct access to the sun terrace. The ground floor accommodation is well supported by a large and very practical utility room offering plenty of storage space and a separate ground floor cloakroom and WC.

On the first floor there is a good-sized galleried landing which offers enough space to sit and relax and also gives access to the master bedroom suite which has a range of fitted bedroom furniture as well as a dressing room and en suite shower room off. There are four further bedrooms of varying sizes, some with fitted bedroom furniture or wardrobe space and they are all supported by a well-appointed family bathroom.

From the first-floor access can also be gained to a guest suite which sits above the garage and can be self-contained if desired. It includes an en suite bathroom and extensive storage space with sliding doors along one wall and can be accessed either from the main landing or via a separate staircase from the garage.

Outside

From the drive and parking area two sets of double doors provide access to a large garage which offers additional utility space, fitted storage, access up to the annex/bedroom six above and covered access to the house. The gardens are well enclosed on all sides, providing privacy. Gated paths at either side of the house provide access to the rear gardens which are laid to lawn with a large sun terrace, herbaceous borders and a variety of trees and shrubs. A greenhouse and hard standing area, along with garden and log store, provide more practical space.



Stunning kitchen with excellent conservatory & utility room off + separate dining room





Sitting room (above) and separate family room (below)





Six bedrooms overall with en suite and dressing area to master bedroom





Directions W3Ws: ///newsstand.proved.anchorman

From Hereford proceed north on the A49 towards Leominster and Shrewsbury and after approximately 5 miles turn left into the village of Wellington. Continue past the church and shop and just before the end of the straight, turn left into a small cul de sac and immediately left into the gated drive of The Shrubby.



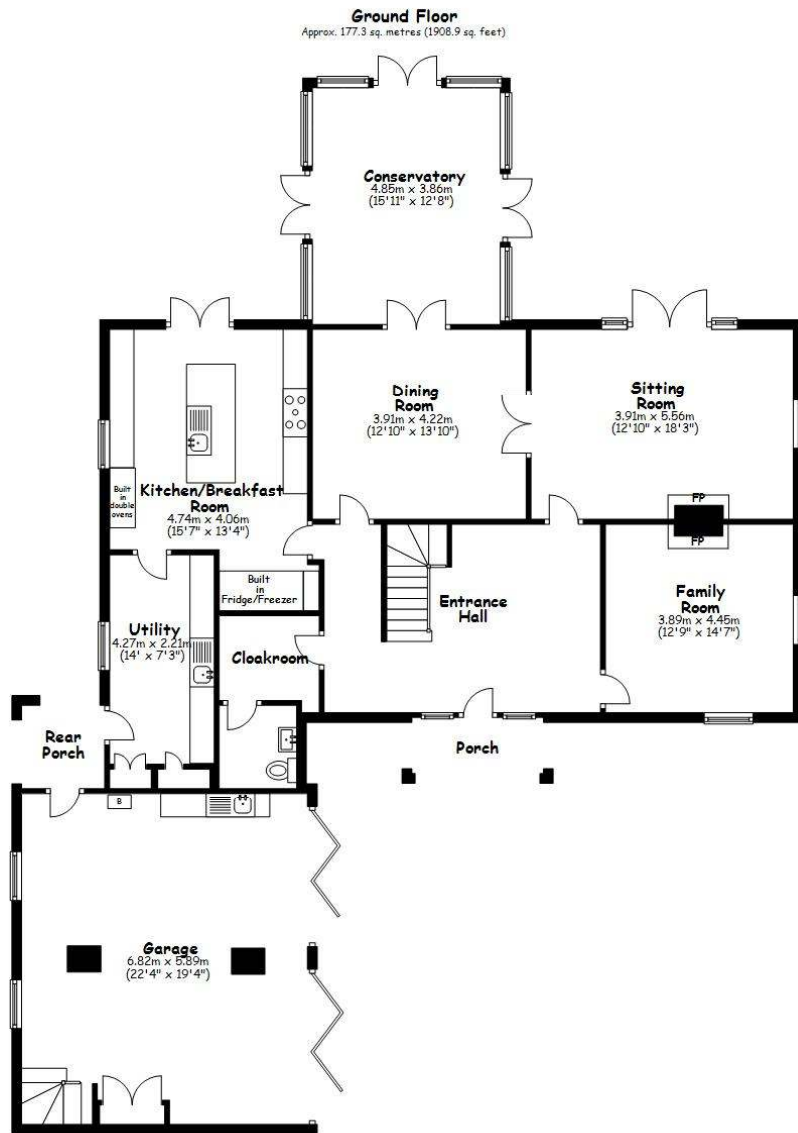
Services and Considerations: Mains water, gas, drainage and electricity connected. 15 solar panels provided an income of almost £1,000 in the last year whilst providing constant hot water to the property. **Tenure:** Freehold. **Council Tax Band:** F. **EPC:** D 60/68.

Broadband connection: BT FTTP Fibre to premises

Mobile Coverage: 4G

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.



Total area: approx. 331.8 sq. metres (3571.7 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.

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Set in a good sized plot of just under 0.5 ac



