



THE GREY HOUSE

Nunnington HR1 3NJ



The Grey House
Nunnington
Herefordshire
HR1 3NJ



A very handsome Grade II Listed period house, set in attractive and spacious gardens with heated swimming pool and a separate barn which offers huge potential to convert into an annex/studio or office, subject to approval.

Offers Over £950,000

Situation and Description

The small hamlet of Nunnington is made up of individual properties which lie along the A465, some 4 miles from Hereford. Local village services are available at Withington and Sutton St Nicholas, with more extensive services at Hereford itself, which offers a large array of shops and restaurants, schools, leisure facilities, a city hospital and a main line train station.

The Grey House is a very striking and attractive Grade II Listed house which offers spacious five bedroom living accommodation, along with excellent outdoor space, a heated swimming pool and a number of outbuildings including a large barn which currently provides storage and garaging but could be used for a variety of purposes. Planning consent has already been approved for a stylish kitchen extension at the rear of the house, and the addition of two en-suite shower rooms on the second floor.

On arrival, a front door leads into a welcoming reception hall and then into the drawing room which enjoys a dual aspect and has shuttered glazed doors and windows to the front, ceiling cornicing and a fireplace with a fitted gas fire. A separate sitting room also has shutter doors and windows to the front of the house, a fireplace with fitted wood burner, and a door through to kitchen/breakfast room with a range of fitted units and appliances, excellent walk-in pantry and door to outside. A short distance from the kitchen, a separate dining /breakfast room offers further independent space and is supported by a large laundry room and separate cloakroom off the main hall.

From the hall an attractive period staircase leads up to the first floor with two main bedrooms at the front of the house, the master bedroom having a dual aspect and an extensive range of fitted wardrobes to one wall, as well as an en-suite shower room. Bedroom two also has fitted wardrobes and connects through to a third bedroom with window to side and door back through to a rear landing. From here access can be gained to a family bathroom and separate shower room. The staircase then continues to a half landing where there is access to under-roof storage space and then to two further very large double bedrooms, one with a built-in wardrobe and both having detailed planning consent for the addition of an en-suite shower room, if required. All the bedrooms enjoy attractive views over the gardens to farmland beyond.

Outside

The house is approached by its own private gated driveway which has access at either end of the plot and is approached through remote-controlled electric gates with entry intercom to the house. The drive sweeps to the side of the property where there is extensive parking for multiple vehicles, with enough space for a campervan/caravan, or both. The formal gardens are well-established and very attractive and lie to the front side and rear and are laid mainly to lawn with extensive borders, matures trees and gravel pathways. An original garden wall creates a charming feature and provides considerable privacy to parts of the garden.

At the rear there is an enclosed private swimming pool which offers another dimension to this lovely house with all year round air source heat pump. There is then a greenhouse and various garden stores to the rear of the kitchen/utility room where planning consent has also been approved for a very attractive and stylish kitchen extension details of which can be found on Herefordshire Councils Planning Website planning number 223933. Close to the house, a very useful detached barn currently provides garaging and storage space with power points and lighting. The whole building in our view offers huge potential for a variety of uses, including offices or ancillary accommodation, subject of course to any required planning approval.

Services and Considerations

Mains electricity, gas, private water with UV filter, private drainage, oil fired central heating.

Tenure: Freehold

Council Tax Band G

EPC Rating N/A Grade II Listed

Mobile coverage EE (inside and out)

Broadband Full 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.



Three good sized reception rooms and kitchen/breakfast room

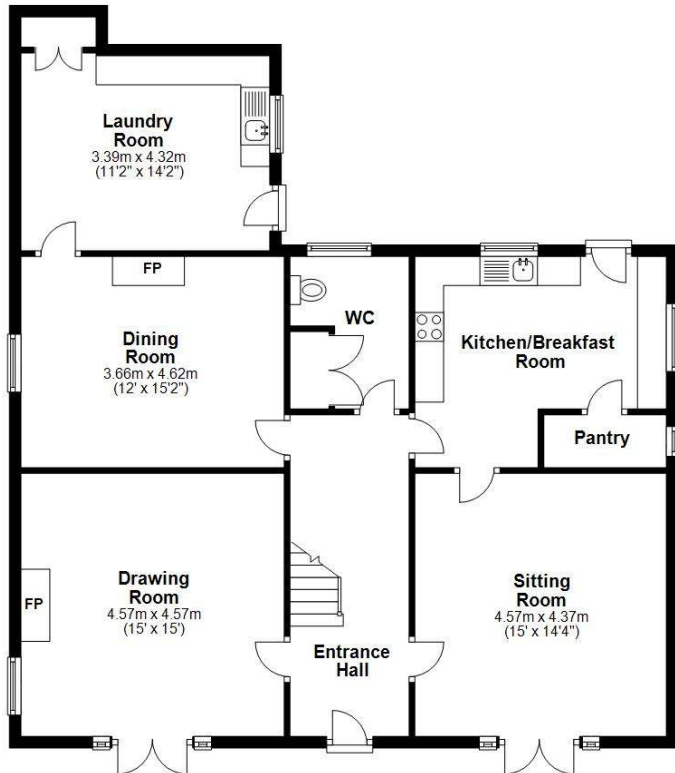




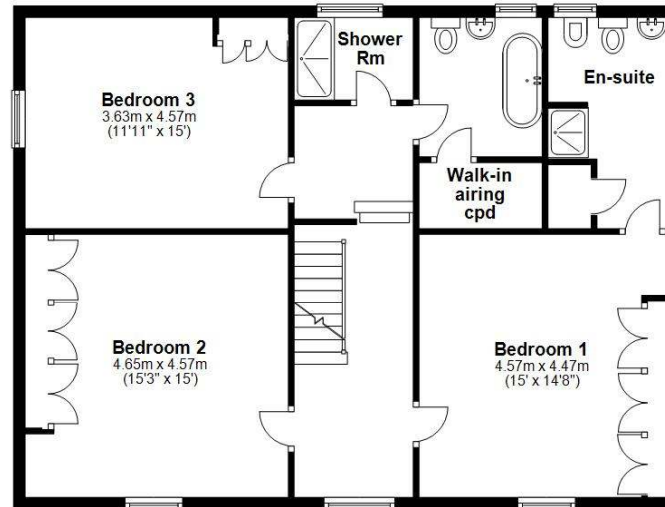
Over two floors—five bedrooms and three washrooms



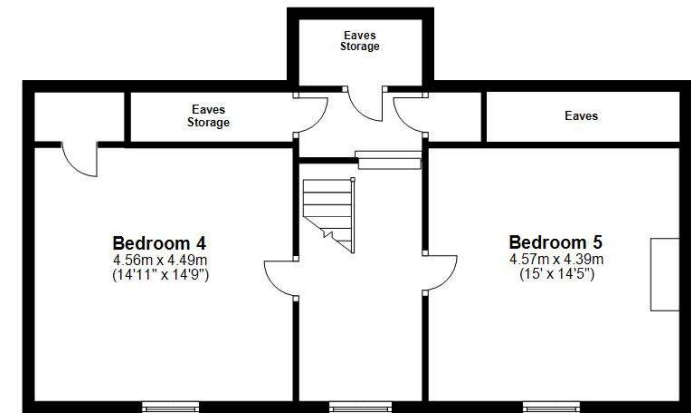
Ground Floor



First Floor



Second Floor



Total area: approx. 267.0 sq. metres (2873.4 sq. feet)

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

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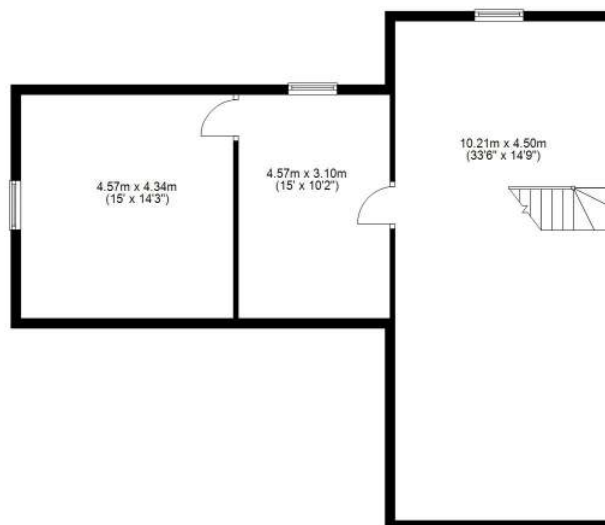
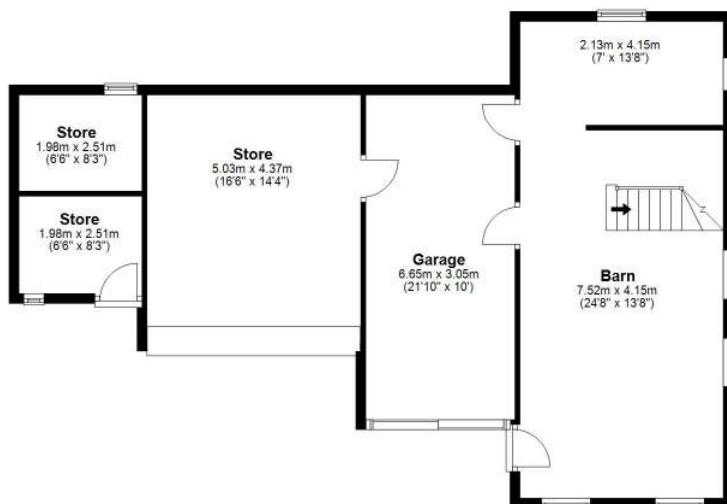


Directions [///broker.croaking.enjoys](http://broker.croaking.enjoys)

From Hereford take the A465 initially towards Worcester and then bear left towards Bromyard continuing on the A465. After approximately 2 miles the entrance to The Grey House will be found on the right-hand side, just after a long-left hand bend.

Ground Floor

First Floor



Total area: approx. 175.4 sq. metres (1887.5 sq. feet)

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