



HILL HOUSE  
Bodenham HR1 3JR





**Hill House**  
Bodenham  
Herefordshire  
HR1 3JR



Enjoying a southerly aspect, and extensive views over its own gardens to Bodenham Lake, a very handsome and substantial Georgian house offering adaptable and comfortable living accommodation all set in well-stocked gardens of approximately two acres.

**Guide Price £1,250,000**

**Situation and Description**

Hill House, as the name suggests, lies on the southern side of Dinmore Hill, overlooking Bodenham Nature Reserve. The village of Bodenham provides a number of facilities, including a thriving primary school, shop, pub, village hall, church, tennis courts and golf club. There are a number of nearby attractions to include Queens Wood arboretum and Hampton Court Castle. Further amenities are also available in the village of Wellington (3 miles) and at the market town of Leominster (7 miles) and Hereford (7 miles). In addition, there is a mainline train service from Hereford to London.

Hill House is a stunning Georgian property, with the accommodation set out predominantly over three floors, and incorporating aspects of an earlier dwelling believed to date from the 17<sup>th</sup> century. It has been updated in recent years but still retains many period features, such as period sash windows throughout, and offers adaptable living space. The gardens are a particularly attractive feature and are well-stocked with a variety of mature trees, including a splendid handkerchief tree, shrubs and plants. There is a heated swimming pool with a retractable roof, and a large separate detached garage that provides space for several cars, and includes an internal workshop with large first floor space above.

From a classic pillared porch, the front door leads into an impressive and welcoming hall, where a period staircase rises to the first floor. Off the hall is a stunning handmade kitchen/breakfast room which includes an extensive range of cupboards and drawers, granite working surfaces, integrated Bosch appliances (fridge, freezer and dishwasher), a three-door Aga, built-in Smeg double oven and hob, a pantry cupboard and a large central island. The kitchen benefits from being dual aspect and is thus light and airy. On the other side of the hall, the living room features an open fireplace. A small library contains fitted hand-made bookshelves, and a study features a fireplace with wood burning stove. All of the downstairs rooms offer views over the garden. A utility room provides ample space for a washing machine and tumble dryer, and a boot room gives access to a play room and storage space in the basement. The play room features a large window and a door giving access to the garden.

On the first floor, the dual aspect master bedroom connects through to a second bedroom which is currently used as a dressing room and features an array of handmade fitted wardrobes. The main bathroom has been refurbished and includes a walk-in shower. There are a further three bedrooms on the first floor, all enjoying a lovely outlook over the gardens and grounds, and a further two bathrooms.

An enclosed staircase leads to the second floor, and also has separate access from the rear of the house, and currently creates a self-contained apartment. It includes a kitchen, shower room, living room and two bedrooms.

**Outside** Hill House is approached along a lane and then by its own gated driveway which leads to a parking and turning area. A large, detached garage has space for several vehicles, as well as a separate workshop area, with large first floor space above.

The gardens and grounds, which extend to approximately two acres, form a particular feature of Hill House and are south-facing and overlook the tranquility of Bodenham Lake and Nature Reserve. There are a variety of specimen trees and shrubs, as well as extensive herbaceous borders. The majority of the garden is terraced with good sized lawn areas with various pathways to explore. There is also a covered, heated swimming pool, summer house, greenhouse, and garden store.





With views over Bodenham Nature Reserve and Lake







Stylish and well fitted kitchen/breakfast room and sitting room







Snug, playroom and library







With master bedroom and dressing room above, bedroom 4 and bedroom 5 below







Showing bedroom 2, landing with reading area, and well fitted wash rooms





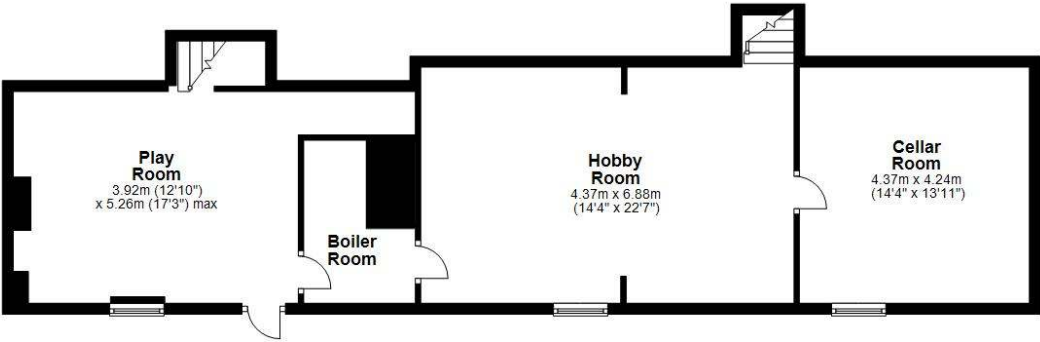


TOP FLOOR: kitchen, living/study room and bedrooms 6 & 7

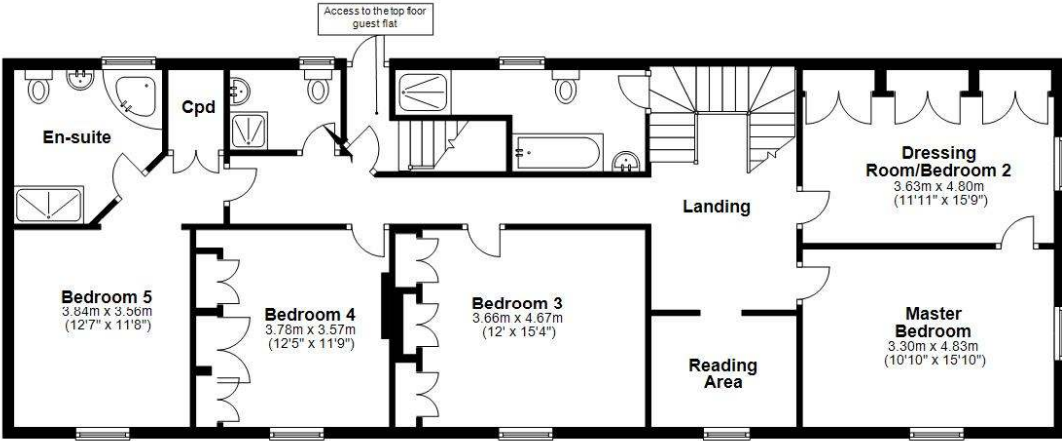




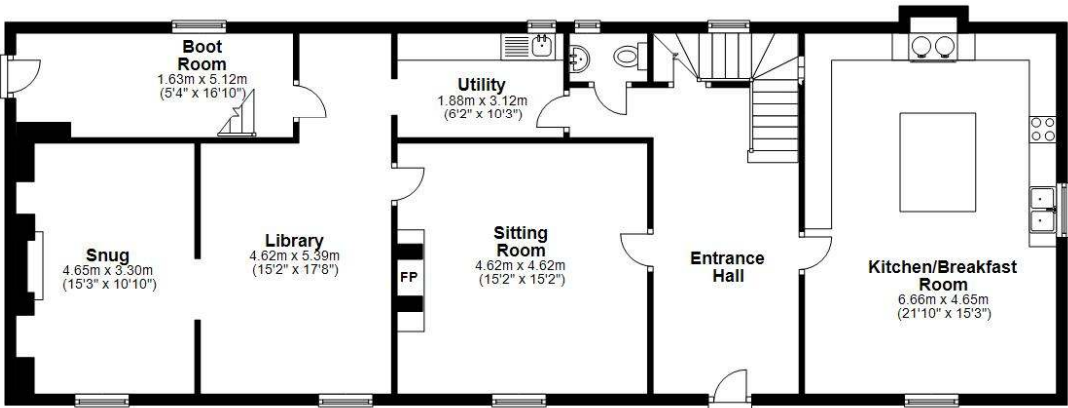
Basement



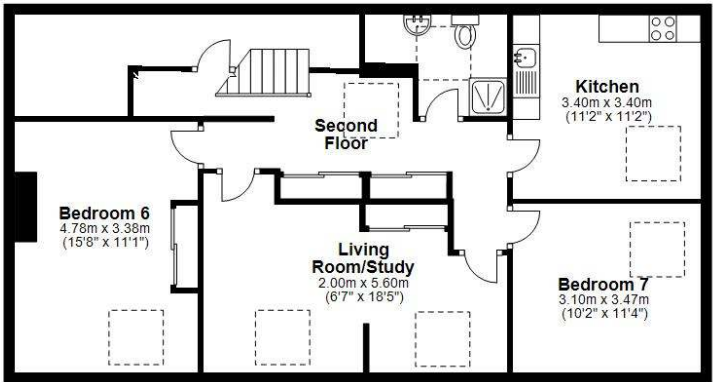
First Floor



Ground Floor



Second Floor



Total area: approx. 409.8 sq. metres (4410.8 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.



**Directions W3W: [///grouping.stocked.rules](https://www.grouping.stocked.rules)**

Proceed out of Hereford in a northerly direction on the A49 towards Shrewsbury and Leominster. After approximately 7 miles proceed up Dinmore Hill and take the first turning on the right signposted to Bodenham. Continue along this lane, passing over the railway bridge, and after approximately half a mile the entrance to Hill House will be found on the right-hand side.

**Services and Considerations** mains electricity, mains water (+ additional private water supply), private drainage and solar panels to garage roof. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band G. EPC: E 41/79. Tenure freehold. Gigaclear Ultrafast Broadband available.

**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.





## Garden images courtesy of the vendor







Wonderful 2 acre gardens to explore, including outdoor covered pool







# Brookes Bliss

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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