



NEWLANDS

HR3 6PX



NEWLANDS WOOTTON, ALMELEY

An outstanding contemporary style home with traditional oak frame.

Situated in a peaceful rural location on a private, no-through road close to a popular village. Breath-taking views over open countryside towards the Black Mountains.



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EPC

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Local Authority: Herefordshire Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

- Impressive internal volume. The green-oak double height superstructure has a 5.5m high ceiling
- The "upside down" layout provides a stunning open-plan living space featuring a German designed Leicht kitchen with hot-pan-safe worktops and a concealed larder/utility room
- Large plot with double car-port, outbuilding and driveway parking
- Spectacular roof terrace
- High spec build with exceptional quality finish and attention to detail
- Under floor heating from an Air Source Heat Pump on ground and first floors
- Wooden double glazed windows with no-maintenance powder coated aluminium exterior
- Mechanical Ventilation and Heat Recovery system (MVHR)









SERVICES

Utilities – Mains electricity, water (metered). Air source pump providing under floor heating and hot water. Private sewage treatment plant

Flood risk – Very Low. (Less than 0.1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider

Internet connection - 67Mb Broadband connection is available

Not Listed, not in a National Park, Conservation Area or AoNB

No Public Rights of Way cross the property







GARDENS AND OUTSIDE

Attractively landscaped outside space includes a lockable garden shed and garden cabin with power and large firepit/BBQ patio area.

Large plot with double car-port, outbuilding and driveway parking.





LOCATION

Almeley is situated in a beautiful part of west Herefordshire, about 15 miles northwest of Hereford, 13 miles west of Leominster and about 5 miles from Kington.

The village has a pub, primary school and church as well as the remains of a Norman motte and bailey castle.

What3words - headstone.hits.urban







Spring Grove
Farmhouse

Newlands
0.86 acres (3480.89 m²)

Lower Wootton

Lower
Wootton Farm

Lower Wootton
House

WOOTTON LANE

20m 40m 60m

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Promap
LANDMARK INFORMATION

Newlands, Wootton Almeley, Herefordshire HR3 6PX



Approx. Gross Internal Floor Area
Main House = 2554 sq. ft / 237.53 sq. m
Car Port = 475 sq. ft / 44.20 sq. m
Outbuilding = 136 sq. ft / 12.69 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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to tell you more.

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