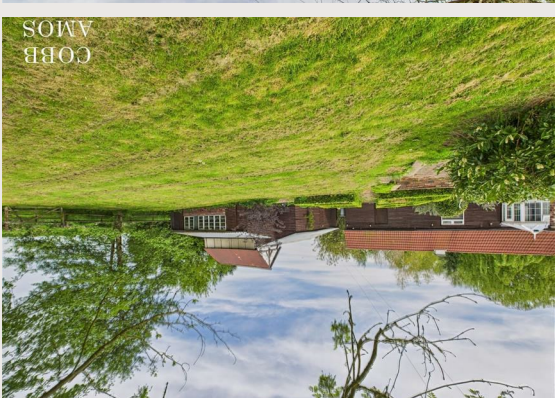




Willowbrook, Sutton St. Nicholas, Hereford, HR1 3BB
Price £850,000

Willowbrook Sutton St. Nicholas Hereford

Tucked away on the outskirts of Sutton St. Nicholas, Hereford, this impressive house offers a blend of space, comfort, and countryside living, spanning an expansive 2,712 square feet, this versatile property boasts five generously sized bedrooms and four spacious reception rooms. Set on a substantial plot of land, this property not only offers a beautiful home but also the luxury of outdoor space with the expansive grounds and outbuildings extending to 5.12 acres to provide a wonderful opportunity for gardening, outdoor activities, or someone with a small number of livestock, horses or other animals

This home is perfect for those seeking a tranquil lifestyle without sacrificing convenience with its spacious layout and beautiful setting, this property is a must-see for anyone looking to invest in a family home in the Hereford area.

TO ARRANGE YOUR VIEWING PLEASE CALL 01432-266007

- A spacious & versatile family home
- 5.14 Acres, 1000ft Barn + outbuildings
- Five bedrooms & Four bathrooms
- Four receptions, kitchen/breakfast & Utility
- Circular driveway, parking & garage
- Located on a quiet no through road
- Formal gardens & paddocks
- Popular village location with amenities
- Original character features
- Further development potential

Material Information
Price £850,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: F
EPC: (null)
For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

Introduction
The spacious and versatile accommodation is double glazed and gas centrally heated and includes; kitchen/breakfast room, lobby/sun room, utility room, family bathroom, living room/snug with stairs up to the master bedroom suite including shower room, dining room, reception currently used as a music room, sun room/reception currently used as a games room, there are four further double bedrooms two of which have en-suite shower rooms.

Property Description
The property is entered via patio doors into the kitchen breakfast room that features a tiled floor, exposed wall beams, built in cupboard, central island unit and range of wall and base units, double ceramic sink, range cooker and space for dishwasher and a fridge freezer. A door leads off to a useful rear lobby boot room that has a tiled floor and further doors to the garden and into a large utility room with a range of wall and base units, stainless steel sink, plumbing for a washing machine, built in storage cupboard and access to the garage.

From the kitchen a door leads to an inner hall which runs the length of the property and gives access to all other rooms, there is also a wall mounted Worcester boiler and fitted cupboards. The living room has a wealth of original features including exposed wall and ceiling beams, stone walls, brick fireplace and hearth with inset stove, a door gives access to the original porch that has a flagstone floor and stable door to the front. Stairs rise from the living room to the master bedroom suite where there is a dressing area with built in wardrobes and window seat to the front, a door leads to the en-suite shower room with tiled shower cubicle, WC and pedestal basin and a wooden beam archway leads to the bedroom area where there are windows to the front and rear with seat and feature exposed beams.

From the hallway are 2 sets of glazed double doors to the reception room currently used as a music room which has wooden floorboards, velux windows, windows and door to the sun room currently used as a games room and has a tiled floor with windows to 3 aspects and double doors onto the garden.

From the hall a door leads to the dining room which features a built in fireplace and grate and patio doors out on to a decked seating area. The family bathroom has fully tiled floor and walls, roll top bath, heated towel rail, pedestal basin and WC.

The far end of the hallway are the remaining bedrooms which are all good size doubles and are as follows - bedroom two has patio doors out to the rear and an en-suite shower room with tiled floor and half tiled walls, WC and vanity sink unit, bedroom three also has an en-suite shower room with WC and sink, bedroom four features patio doors leading out to the side of the property and bedroom five has a window to the rear.

Gardens, Land & Outbuildings
Willowbrook is accessed from the road from one of two gated driveways, one of which leads directly to the block pavia parking area and the other is via double gates to a large circular driveway with trees in the centre which leads to the garage, shed 2 and the barn. The barn is approx 1000sqft and accessed via large double doors to the front and a pedestrian door to the side with a workshop and shed areas behind.

The garage has a metal up and over door to the front, window to the rear and door to the utility room.

Shed 1 has a stable door to the rear, brick floor, power, light and a window to the front and door to shed 2 which has a stable door to the front and brick floor.

From the generous parking area can be accessed a gravel seating area enclosed by low level stone wall with a path leading to the side of the property where there is a stable door to the entrance porch, a large decked area enclosed by hedge and a further gravel area leading to the rear.

A metal pedestrian gate from the drive gives access to the rear formal gardens, which are approx 1/2 acre, with paths leading through beds, patio areas and enclosed lawn area enclosed with open fencing and a field gate to the first paddock which is approx 1/2 acre. The further field is 4.1 acres and is an old apple orchard, with some remaining trees, and is frequently used for grazing sheep, it can be accessed either from the first paddock or from 2 different field gates - one from the road and one from a green lane.

The paddocks are divided into two sections by wire fencing and are all enclosed by hedging.

Location
Sutton St. Nicholas is a delightful village that is situated some 4 miles north-east of the City of Hereford. The village is completely surrounded by countryside with properties ranging from houses over 500 years old. The population is approximately 800 and amenities include a primary school newly built in 2008, a pub The Golden Cross, two Anglican churches, St.Michael's and St.Nicholas, a village Hall and transport links.

Services
Mains electricity, gas and water are connected and drainage is via Klargester Sewage Treatment plant

Herefordshire Council Tax Band F

Tenure - Freehold

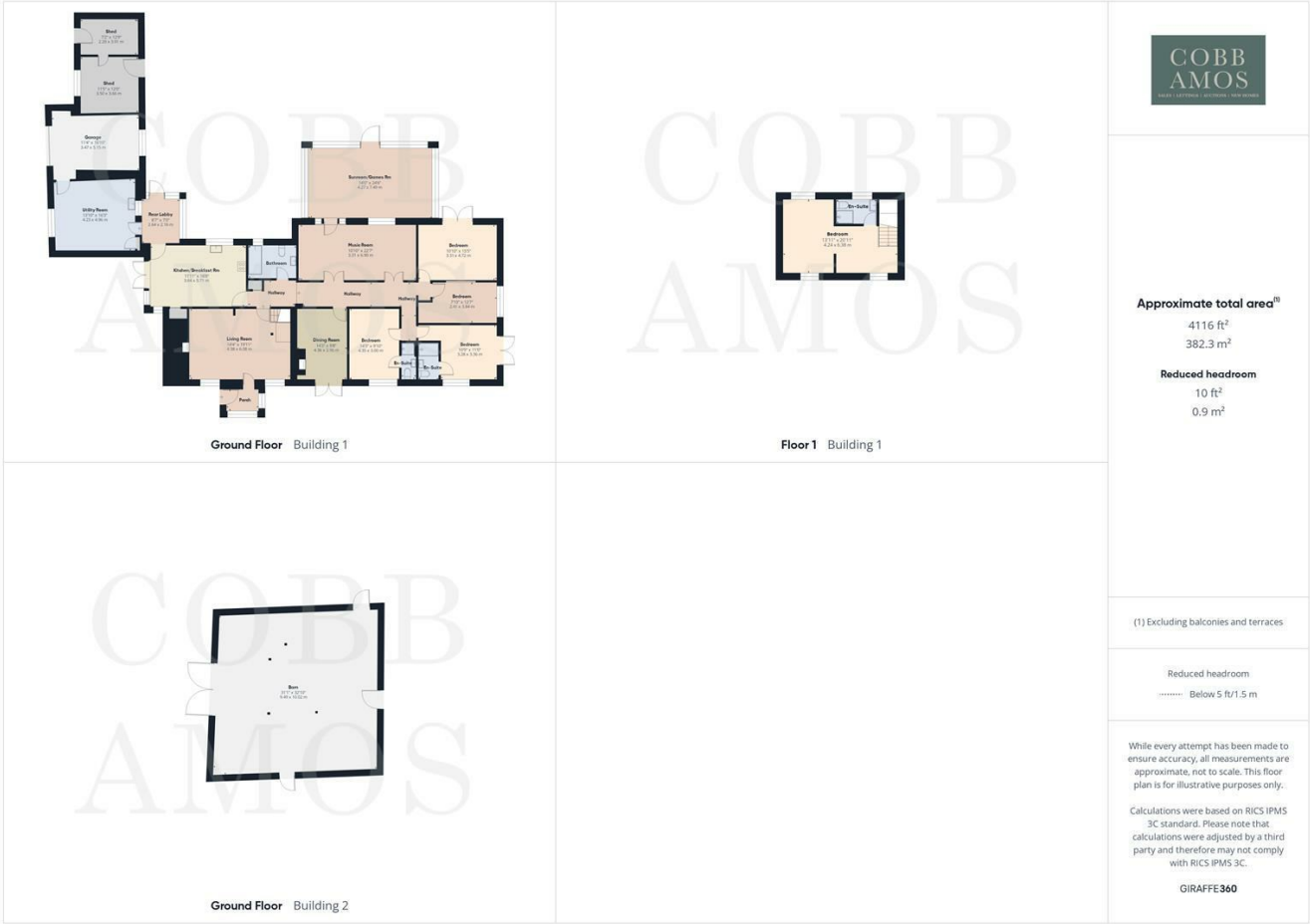
Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast 50 Mbps 8 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Openreach, Gigaclear

Indoor Mobile Coverage
Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Likely Likely
Vodafone Likely Likely

Outdoor Mobile Coverage
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

Leave Hereford on the A465 Aylestone Hill, on reaching the roundabout at the bottom go straight over signposted Sutton St Nicholas. In just over 2 miles you will reach the village and turn right at the Golden Cross pub and right again straight after the church follow the road for a third of a mile and Willowbrook is on the left



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