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Hillbury, Wellington, Hereford, HR4 8AZ

'A very well laid out detached three reception room/four bedroom residence with double garage, established garden areas and located about four miles north of Hereford in the village of Wellington.'

£500,000 (Freehold)

Hillbury, Wellington, Hereford, HR4 8AZ

DRAFT PARTICULARS ONLY

LOCATION

Wellington is a popular and active village community which is located about four miles north of the Cathedral City of Hereford and to the south of the market town of Leominster. The village is set just off the A49 which runs between Hereford and Leominster and offers a range of amenities including a primary school, church, community hall, village shop and community sporting facilities. The centres of Hereford and Leominster combined offer a full range of shopping, leisure and recreational facilities together with educational establishments.

DESCRIPTION

Hillbury is a substantial detached individual house which is centrally heated and double glazed. The rooms are very well proportioned, the accommodation is versatile and includes a hall, three reception rooms including a drawing room of note, a conservatory, a kitchen and utility room. There are four double bedrooms with the principal having an en-suite facility. There is also a further bathroom. The property is approached through a pair of iron gates which are set off brick pillars. The driveway runs to the detached garage block and there are garden areas to the front and the rear. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

1.85m (6'1) x 1.45m (4'9)

With quarry tile floor and a front door with adjacent leaded windows to the:

Reception Hall

3.84m (12'7) x 2.16m (7'1)

With recess with stairway, moulded cornicing, wall mounted thermostat, dimmer light switch, radiator with cover and laminate flooring. Doors to the utility and drawing room and a pair of glazed doors open to the:

Dining Room

4.32m (14'2) x 3.56m (11'8)

With a double glazed window to the front, decorative ceiling cornice, radiator with cover and wood laminate flooring. Door to a deep under stair store cupboard with shelves.



Drawing Room

5.87m (19'3) x 4.88m (16')

With decorative ceiling cornice, double glazed window to the rear and with a double glazed sliding patio door opening to the conservatory, wall light points, two radiators with covers and a painted brick arched fire recess with mantle over and wood burning stove. Television point, bank of dimmer light switches, wood laminate flooring and door to the:



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Conservatory

3.66m (12') x 3.4m (11'2)

With double glazed elevations off a brick base with triplex roof over. Radiator and wood laminate flooring. From the conservatory an outlook is enjoyed over the established gardens.

Study/Snug

3.81m (12'6) x 2.9m (9'6)

With decorative ceiling cornice, radiator with cover and a double glazed sliding patio door opening to and overlooking the established gardens.



Inner Lobby

With an opening to the utility area and door to the:

Cloakroom

1.22m (4') x 1.78m (5'10)

With white suite comprising wc and vanity wash basin with mixer tap. Part tiled walls, radiator and ceramic floor tiles which continue into the:

Utility Room

2.92m (9'7) x 2.44m (8')

With a double glazed window to the side and double glazed door to the side. Fitted base cupboards with working surface over, tiled surrounds, floor to ceiling cupboard and eye-level cabinets. Radiator with cover, recess with plumbing for washing machine, single drainer sink unit and wall mounted gas fired boiler which provides central heating and domestic hot water.

Kitchen

4.17m (13'8) x 3.81m (12'6)

With double glazed window to the front, sunken ceiling lights and fitted with modern white high gloss fronted base units with working surfaces over, tiled surrounds and storage shelf together with wall lights. One and a half bowl sink unit with drainer and mixer tap with flexi head, integrated dishwasher, four ring induction hob with cooker hood over, double eye-level electric oven and built-in fridge/freezer unit together with tall storage units. Ceramic floor tiles and ladder radiator.



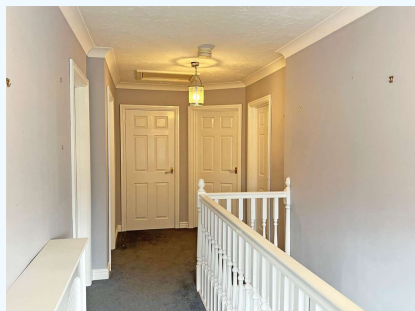
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ON THE FIRST FLOOR:

Landing

6.5m (21'4) x 1.93m (6'4)

With a leaded double glazed window to the side, coved ceiling, radiator with cover, access hatch to loft storage space and with doors to the bedrooms, bathroom and AIRING CUPBOARD with a mega flow Heatrae Sadia hot water cylinder.



Bedroom 1

3.96m (13') x 4.62m (15'2) (17'2 maximum)

With a double glazed window to the rear overlooking the gardens and fields to Queen Wood in the distance. Along one wall there are two full height wardrobe cupboards and two tallboy units and six drawers below. Coved ceiling, wall light point and radiator. Door to the:

Shower Room

2.57m (8'5) x 2.16m (7'1)

With a 4'4 x 2'6 shower cubicle with thermostatically controlled twin head shower unit, pedestal wash basin with mixer tap and low level wc. Tiled walls, tiled floors, sunken ceiling lights, extractor unit and window to the side.



Bedroom 2

3.81m (12'6) x 4.27m (14') (to rear of wardrobes)

With a double glazed window to the rear overlooking the gardens and a pasture to tree lined countryside in the far distance. Four double wardrobe cupboards provided with hanging rails and storage shelving. Coved ceiling and radiator.

Bedroom 3

3.86m (12'8) x 3.48m (11'5) (plus a 5'5 x 5'1 door recess)

With a double glazed window to the front and radiator.



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Bedroom 4

3.33m (10'11) x 2.87m (9'5)

With a double glazed window to the front and radiator with cover.

Bathroom

2.69m (8'10) x 2.34m (7'8)

With a modern white suite comprising jacuzzi bath with mixer tap, shower cubicle with thermostatically controlled shower unit, low level wc and wall hung wash basin with mirror splash-back. Sunken ceiling light, extractor unit, porcelain effect tiled walls, mosaic effect floor tiles, double glazed window and radiator.



OUTSIDE:

Hillbury is approached through a pair of decorative iron gates which open to a brick pavior driveway and parking area off which is situated the DOUBLE DETACHED GARAGE BLOCK (18'7 X 17'4) with two pairs of doors to the front. Between the garage and the village road there is a lawned garden area with maturing shrubs and to the road there is a brick wall with decorative iron work over. To the left of the driveway there is a deep flower border. Access to the rear can be achieved to the side of the property. At the rear of the property there is a patio area beyond which there is a lawned garden area which has superb established beds and borders. The garden area is now overgrown and from the rear garden a short flight of steps lead down to a hard standing area which borders a brook. From the gardens an outlook could be enjoyed across a brook to pasture with tree lined countryside in the far distance.



SERVICES


It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND F

DIRECTIONAL NOTE

From the City of Hereford proceed north on the A49 for a distance of about four miles and on reaching the dual carriage way turn left into the village of Wellington. Continue through the village and Hillbury will be identified on the right hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280 . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

7th July 2023

ID35093

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy performance certificate (EPC)

Hillbury Wellington HEREFORD HR4 8AZ	Energy rating C	Valid until: 16 July 2033 Certificate number: 8800-7639-0222-0292-3373
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Property type Detached house

Total floor area 191 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

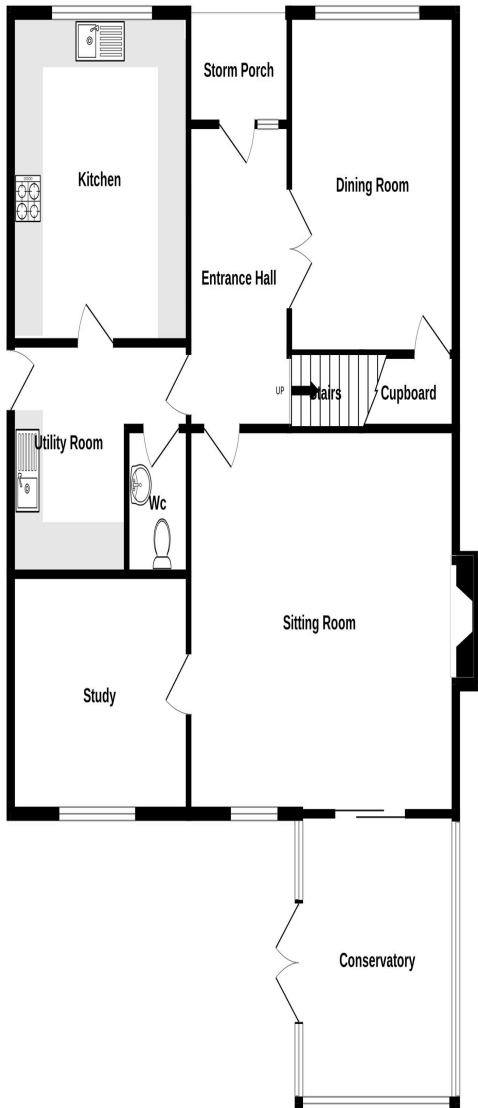
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

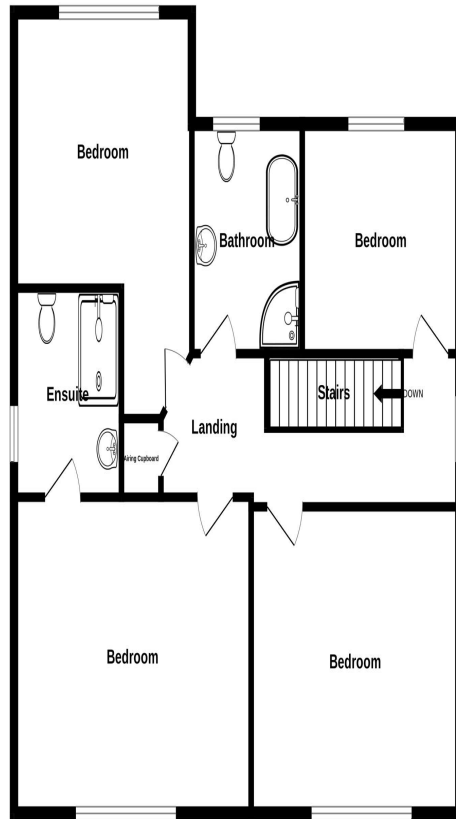
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor
1180 sq.ft. (109.6 sq.m.) approx.



1st Floor
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 2138 sq.ft. (198.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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