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2 Hagley Orchard, Bartestree, Hereford, HR1 4BU

'Set in Bartestree, a village about two miles east of Hereford, in a cul-de-sac an extended four/five bedroom detached house set on a third of an acre plot'

£650,000 (Freehold)

Residential Sales and Lettings

2 Hagley Orchard, Bartestree, Hereford, HR1 4BU

LOCATION

Hagley Orchard is a residential cul-de-sac, located in Bartestree, a well served village community set just to the east of Hereford. Bartestree with its sister village, Lugwardine, combine to offer a good range of facilities and amenities including schools, a church, community hall and public houses together with village store. Hereford is within easy travelling distance and offers a fuller range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

2 Hagley Orchard was a four bedroom detached house with an extension now providing additional en-suite bedroom accommodation. There is a double garage, wide driveway and the property sits in a generous plot which extends to about a third of an acre with the rear garden enjoying a fine south westerly aspect. The property is centrally heated and double glazed. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

1.52m (5'0) x 1.35m (4'5)

With tiled floor and composite door with leaded upper light and adjacent double glazed window to:

The T-Shaped Entrance Hall

4.57m (15'0) x 4.09m (13'5) (maximum)

With an open tread stairway off, coved ceiling, radiator, oak flooring, double glazed door to the rear porch and with panel doors to the kitchen/breakfast room, study, sitting room, the garage and:

The Cloakroom

1.78m (5'10) x .84m (2'9)

With low level wc and contemporary style 'bowl' sink unit with wooden stand and mixer tap. Tiled to dado height, tiled floor, coved ceiling and ladder type radiator.

Study

2.77m (9'1) x 2.54m (8'4)

With a double glazed window to the front, coved ceiling, radiator and wood laminate flooring.

The Sitting Room

5.64m (18'6) x 4.47m (14'8)

With two double glazed windows to the front and a double glazed window to the side, coved ceiling, radiators, wood laminate flooring and with a substantial stone fire surround with wood burning stove and granite hearth.



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The Dining Room

4.67m (15'4) x 3.38m (11'1)

With a double glazed French door opening to and overlooking the fine rear garden. Further double glazed window, coved ceiling, wall light points, wood laminate flooring, radiator and with a door to the kitchen/breakfast room and an arched opening through to:

The Snug

2.57m (8'5) x 2.08m (6'10)

With a pair of double glazed French doors opening to and overlooking the rear garden, continuation of wood laminate flooring and access hatch to loft space.



Annex/Ground Floor Bedroom

4.95m (16'3) x 3.05m (10'0)

With two double glazed windows to the front, radiator, wood laminate flooring, coved ceiling and with a pair of doors to the RECESSED WARDROBE CUPBOARD and a door to:

The En-Suite Bathroom

2.26m (7'5) x 1.42m (4'8) (plus door recess)

With a double glazed window and white suite comprising bath with shower attachment to taps and further shower over, tiled surround together with low level wc and wash basin with mixer tap. Ladder type radiator, coved ceiling and double glazed window.

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Kitchen/Breakfast Room

5m (16'5) x 2.84m (9'4)

With two double glazed windows overlooking the rear garden and extensively fitted with solid oak fronted base cupboard and drawer units with granite working surfaces over, upstands, an extensive range of matching eye level cabinets including glass fronted units and two built-in Neff ovens. Recess for American style fridge freezer, five ring Neff induction hob with splash back and cooker hood over, sink unit with drainer, mixer tap and sets of sunken ceiling lights. Coved ceiling, tiled floor and fitted breakfast bar area. Recess with fitted dishwasher.



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ON THE FIRST FLOOR:

Landing

2.51m (8'3) x 1.7m (5'7) (plus recess)

With an access hatch to loft space, coving to ceiling and with doors to four bedrooms, the bathroom and airing cupboard with insulated hot water cylinder.

Bedroom 1

5.66m (18'7) x 3.07m (10'1)

With double glazed windows to two aspects, coved ceiling, radiator and having a door to:



En-Suite Shower Room

2.82m (9'3) x 1.68m (5'6)

With part tiled walls and shower cubicle with twin headed shower unit, vanity wash basin with cupboards below together with low level wc. Double glazed window, coved ceiling, extractor unit and radiator.



Bedroom 2

3.07m (10'1) x 2.9m (9'6)

With double glazed windows to two aspects including an outlook over the fine rear garden, radiator, engineered wood flooring and door to overstairs storage cupboard.

Bedroom 3

3.4m (11'2) x 2.77m (9'1)

With double glazed windows to two aspects including the view to the front. Radiator, engineered wood flooring and coved ceiling.



Bedroom 4

2.44m (8'0) x 2.39m (7'10)

With a double glazed window to the front, coved ceiling, radiator, engineered wood flooring and a double wardrobe cupboard with sliding doors.

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Bathroom

2.39m (7'10") x 1.68m (5'6")

With white suite comprising bath with electric shower over, pedestal wash basin and low level wc. Part tiled walls, double glazed window and radiator.



OUTSIDE:

The property is approached over a wide and long tarmac driveway (with car charging point) leads to the INTEGRAL DOUBLE GARAGE (18' X 18') with up and over door, door to hall and windows. At the front of the property there is an established level lawn with Magnolia and Acer. Access is available at the side and across the front there are two rows of paving slabs.

The level and private rear garden is exceptional in terms of its overall size and favourable south westerly aspect. Across the rear of the residence there is a paved seating area. There is a decked seating area having a pergola with a solid pitched roof (11' x 11'). Within the garden there is also a greenhouse, fruit trees, a feature 3' high 'old brick wall' and a GARDEN STORE. There are outside power points.

The rear garden area is level, enclosed by a mix of hedging and fencing and the whole site extends to about one third of an acre.



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COUNCIL TAX BAND F

Payable to Herefordshire Council

Broadband - Superfast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, 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.

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed east from Hereford along the A438, pass through Lugwardine and Hagley Orchard will be identified on the left hand side in Bartestree. Number 2 is then located on the left.

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.

30th August 2024

ID39051

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.

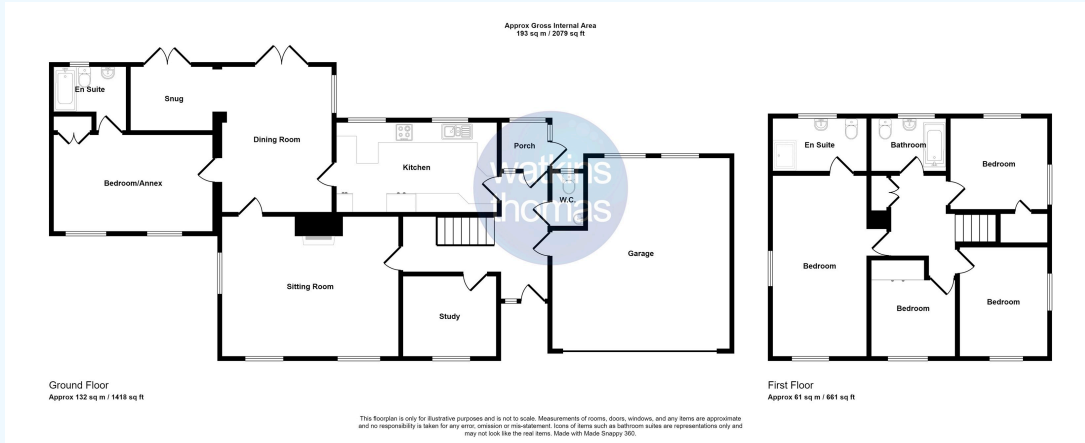
For properties in England and Wales:

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

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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