



HOLLYBUSH COTTAGE BARTESTREE

HEREFORD HR1 4BE

£795,000
FREEHOLD

Enjoying a lovely rural location, with fine views, a substantial detached period property with 5 bedrooms (1 ensuite), excellent living space, a detached Coach House with triple garage and Annexe over, parking and large gardens (just under half an acre).

This delightful, detached period property occupies an idyllic rural setting surrounded by open Countryside approximately 4 miles east of the Cathedral City of Hereford.

Within the village of Bartestree (approximately ½ a mile away) there are a range of amenities, including, a nursery school, primary school, shop, public house, village hall and sports playing field. The property is also in the catchment areas of Bishops secondary school and there is a further secondary school in Lugwardine (St Mary's - RC).

The original property has been substantially extended and provides very spacious family accommodation which extends to approximately 3114 sq ft. (floor plan) and has been carefully renovated, to retain the original features. The property benefits from gas central heating, large gardens with views and there is a detached coach house with a triple garage and self-contained apartment over - ideal for air B&B or a relative etc.

The whole is more particularly described as follows



HOLLYBUSH COTTAGE

- 5 bedrooms, 1 en-suite • Glorious location • Large gardens • Detached period property • Detached Coach House with triple garage • Spacious accommodation



Full Description

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Canopy Porch

With brick floor under and water tap and door to the

Entrance Hall

With tiled floor, doors to

Cloakroom

With WC, vanity wash hand basin, radiator, brick arch ceiling and feature bread oven.

Reception Hall

With polished brick floor, radiator, original well pump, staircase and open window to kitchen with oak gothic style arch.

Lounge

With brick fire place with woodburning stove, radiator, bay windows to the front aspect, further windows to the side and rear aspect.

Sitting Room/Study

Exposed stone and brick work, radiator, windows to side and rear aspect.

Rear Hall

With terracotta tiled floor and radiator.

Cloakroom

With terracotta tiled floor, gas fired central heating boiler, fitted storage cupboard, coat hooks and archway to

Utility Room

With sink and mixer tap over, useful base storage unit, space and plumbing for washing machine, side entrance door, window to the rear aspect, 2 Velux roof windows.

Kitchen Dining Room

A lovely room with painted floorboards, open fireplace, fitted storage units and hardwood work surfaces, sink unit, built in electric oven, 4 ring gas hob, plumbing for dishwasher, 2 windows and double doors to the side aspect, and further double doors to the Oak framed veranda.

First Floor Landing

With Velux window, exposed brickwork and Oak panelling, open floorboards.

Bedroom 1

With exposed ceiling timber, 2 windows, double doors to side aspect, and radiator.

En-suite Shower Room

With tiled shower cubicle with mains fitment, glass screen, wash hand basin and WC, tiled floor, ladder style radiator, part panelled walls, window with shutter.

Bedroom 2

With exposed floorboards and ceiling timbers, radiator, window to front aspect, Velux roof window.

Bedroom 3

With laminate flooring, built in wardrobe, radiator, windows to front and side aspect.

Bedroom 4

With laminate flooring, built in wardrobe, radiator, hatch to roof space, windows to side the and rear aspect

Bedroom 5

With hatch to roof space, radiator, windows to side and rear aspect.

Bathroom

Comprising a corner bath, wash hand basin, WC, separate tiled shower cubicle with mains fitment, extractor fan, tiled floor, part panelled walls, radiator and gauze fronted storage cupboards and window to the rear aspect.

Outside

There is a large, mainly lawned garden which backs onto open farmland.

Self-Contained Apartment

Lounge/Dining Room

With fitted carpet, 2 electric heaters, storage cupboards and shelving, hatch to roof space, low voltage lighting, Velux windows to front and roof window to rear with a lovely outlook.

Kitchen Area

Fitted with base units with work surfaces, splashbacks, sink unit, plumbing for washing machine, built in electric oven, 4 ring hob and door to

Shower Room

Comprising a double shower cubicle with electric fitment and

glass screen, wash hand basin with cupboard under, WC, electric heater and Velux window.

Outside

The property is approached via a splade entrance drive, leading to a gravelled parking area with adjoining lawn and the drive continues to the side of the property and to the rear, where there is a large gravel parking and turning area.

Services

Mains water, drainage and gas are connected. Gas fired central heating.

Tenure

Freehold, vacant possession on completion.

Outgoings

Council tax band C - £2177 payable 2025/26. Water rates are payable.

Directions

From Hereford, proceed towards Ledbury on the A438, continue through Lugwardine and Bartestree and at the crossroads, turn left as signposted Whitestone, after approximately ½ a mile turn left into Black Hole Lane and the property is located on the right hand side, approximately ¼ of a mile. What3words: yards.flaking.percluded

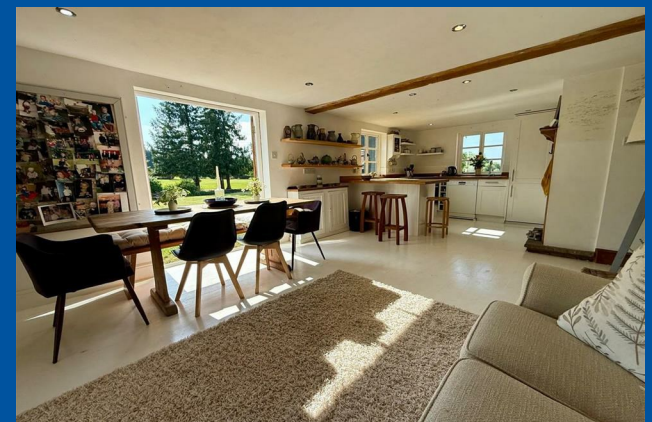
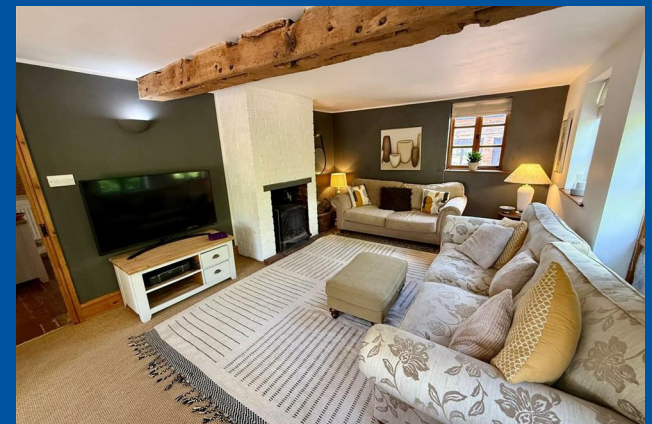
Viewings

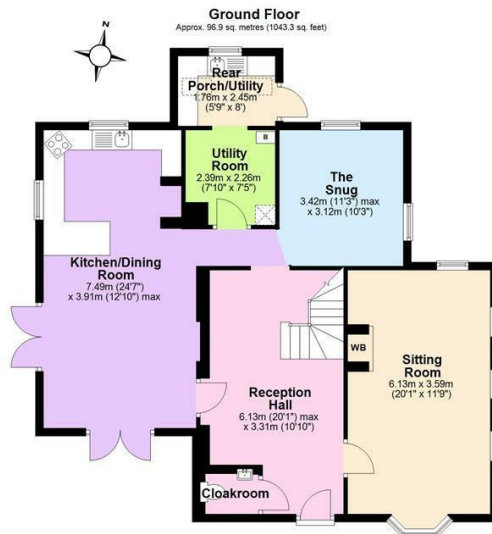
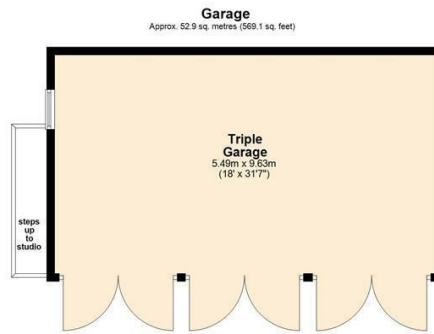
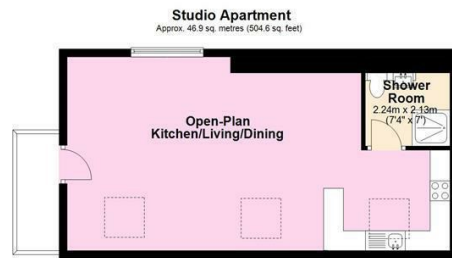
Strictly by appointment through the Agent, Flint and Cook, Hereford, 01432 355455.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

HOLLYBUSH COTTAGE





Total area: approx. 289.3 sq. metres (3114.4 sq. feet)
Holly Bush Cottage, Bartestree, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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