



The Royal Oak, Lower Portway, Burghill, Hereford, HR4 8NQ



Sunderlands

Residential Rural Commercial



**The Royal Oak
Lower Portway
Burghill
Hereford
HR4 8NQ**

Summary of features:

- Detached stand alone property enjoying lots of character
- 16 acres of orchard and paddock
- 4 bedrooms, 3 receptions
- Barn with further outbuildings
- Views over farmland

Offers Around: £775,000

Description

A substantial detached stand alone property which has been in the family for almost 100 years over which time it has been a pub and now a home. It was significantly extended in the 1970's to form the current accommodation, which is full of character having a half-timbered façade, stone fireplaces, wood paneling to the sitting room and exposed beams. The accommodation is oil fire central heated and comprises: three reception rooms, Kitchen with oil Aga and to the First Floor, four bedrooms, En-Suite Shower and family Bathroom. A particular feature of the property are the extensive grounds which extend to about **16 acres in total** some being garden area with pond and the remainder four paddocks including orchard areas. There are a range of outbuildings including a detached barn garage/workshop and useful outsheds.

The property would ideally suit someone looking to hobby farm or with equestrian interest.

Situation

The property stands proudly on a slightly raised position enjoying fine views to the north and west of the surrounding countryside. Lower Portway lies in the Parish of Burghill about four miles north of Hereford being also strategically well placed for Leominster and some of the other market towns. Burghill itself has a farm shop, golf course, church, village hall and bus service into Hereford centre.

Accommodation

Open Porch

With front door leads to –

Reception Hall

With door through to good sized Reception Room.

Reception Room

Originally being the Lounge/bar area having stone fireplace with inset wood burning stove, window to front, wall panelling to dado height,

radiator opening to **original bar area** with counter and door to –

Storeroom

With shelving.

Sitting Room

A room full of character with stone fireplace with wood burning stove, wood panel walls, exposed timber studding, radiator and window to front. Door through to –

Cloakroom Area

With wash hand basin, WC low flush suite and window.

Utility Room

Having stainless steel single drainer sink, plumbing space for washing machine, shelving and door to outside.

Rear Hall

With stairs up to First Floor, tiled flooring, door out to –

Rear Lobby

With glazed windows and door to outside, 'Fire bird' oil fired central heating boiler.

Dining Room

Having two second glazed windows and two radiators.

Kitchen

Having a range of base and eye level units with work surface area, inset double bowl sink, inset oven, oil fired 'Aga', windows.

From the rear Hallway, the stairs lead to -

First Floor

Landing

Being in two parts, with a rear landing area with window overlooking countryside, radiator and a front area of Landing with double cupboard and window to the front.

Bathroom

Comprising bath, separate shower cubicle, wash basin, WC low flush suite, second glazed window and radiator





Cont...

Bedroom One

Being a good sized double room with radiator, second glazed window, door to –

En-suite Shower

Comprising shower, WC low flush suite, wash hand basin, second glazed window.

Bedroom Four

Having two second glazed window with views to the rear.

Bedroom Two

Having old fireplace, window to front and radiator.

Bedroom Three

Having old fireplace, window to front and radiator.

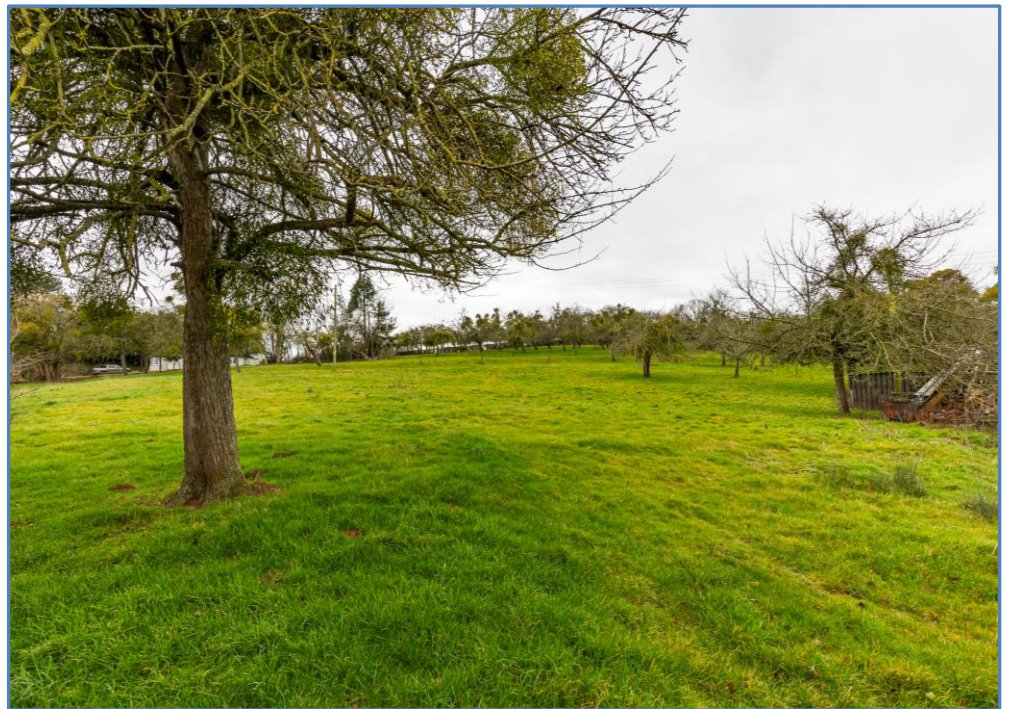
Outside:

To the front of the property there is an area of parking and garden with field gate giving access to the one paddock and also to the barn. The drive extends between the barns to the rear to a further parking area and the other outbuildings. There is a large natural pond and a lawn garden area extending to the other side. The outbuildings include **Barn (10.5m x 4m)** being subdivided and room over. Attached to the rear are leanto **Outsheds (3.5m x 5.3m)** of corrugated construction. There is also a **Garage/Workshop (6m x 9.6m)** of timber construction with adjoining **Woodshed**.

The Land:

In total the land extends to approximately **16 acres**, which are divided into four paddocks some having cider fruit trees and enclosed within hedging etc. There is a good-sized pond. The property would ideally suit someone with equestrian or hobby farming interests. The property offers much potential having lovely views over farmland particularly in a westerly direction.





Services:

Mains water and electricity. Private drainage. Oil fired central heating.

Tenure:

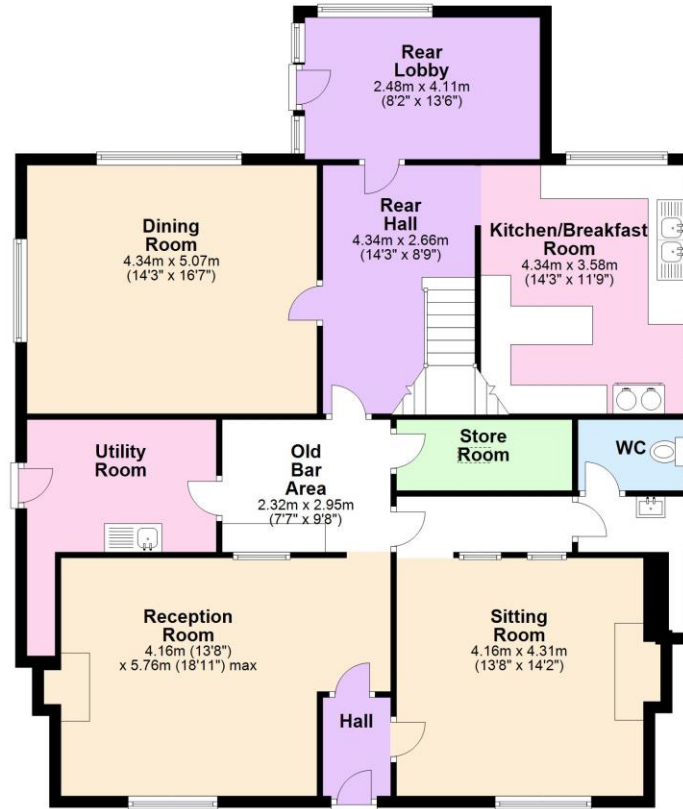
Freehold.

Directions:

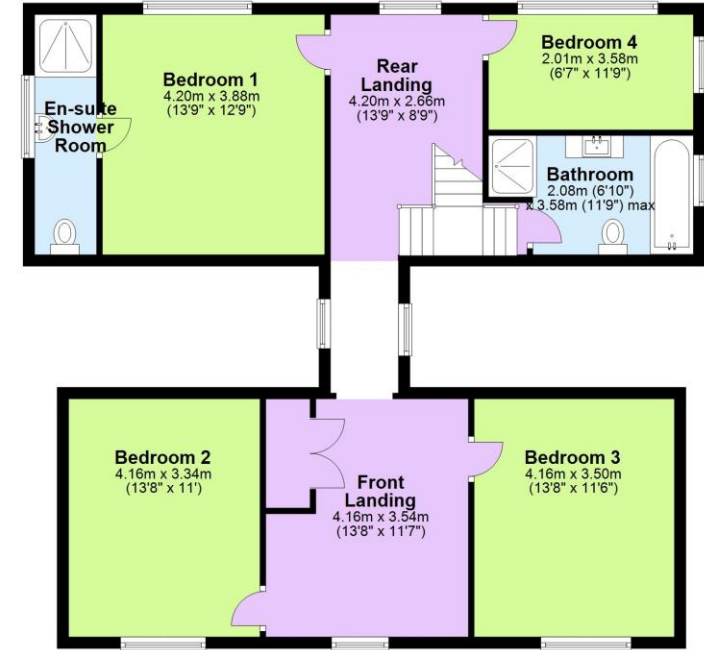
Leave Hereford in a northerly direction taking the A4110 Canon Pyon Road. Leave the city area and go over the top of Portway ignoring the turn for Burghill following the road through a series of bends and after a short distance the property can then be seen on the left-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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Smarter property search



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