



Poole Hill, Breinton, Hereford, HR4 7PQ



Sunderlands

Residential Rural Commercial

**Poole Hill
Breinton
Hereford
HR4 7PQ**

Summary of Features

- Detached house
- Five bedrooms
- Semi rural location
- Countryside views
- Traditional brick barn
- 25 acres of pastureland

Asking Price £975,000

An impressively extended and generously proportioned 5-bedroom detached residence located in one of the most desirable areas of North Herefordshire. Situated in Lower Breinton, Poole Hill enjoys a stunning elevated setting, offering panoramic rural views and a peaceful location away from main roads. The home offers spacious and thoughtfully designed living accommodation, benefitting from full double glazing and oil-fired central heating. It has been exceptionally well maintained throughout. Included with the property is a substantial traditional brick-built barn, presenting excellent potential for conversion to additional residential space (subject to planning permission). The barn has its own independent access, offering flexibility for a variety of future uses. The surrounding 25 acres of pasture land are fully fenced and equipped with a water supply, making the property ideal for those seeking equestrian or smallholding opportunities.

Situation

The village of Breinton is one of the most sought after parts of Herefordshire, being located a short driving distance to the west of the City Centre in very picturesque open countryside, a short distance from the River Wye. Hereford is a brisk walk and there is a network of well established footpaths leading to facilities in the Kings Acre area. The property itself is elevated, being located alongside a stoned track, which is within the ownership of the property (other owners do have rights across it), the outlook being primarily to the north over open fields.

Accommodation

Front entrance door leads to -

Large Reception Hall

With cloaks cupboard.

Drawing Room

21'5" x 14'10"

With exposed ceiling timbers, outlook to three sides, inset Clearview wood burner, door to garden.

Study

8'6" x 7'9"

With outlook to the north.

Family Room

15'10" x 10'4"

With double doors to garden.

Dining Room

14'8" x 8'0"

Arch to -

Kitchen

15'1" x 12'8"

With a range of part fixed, part free standing kitchen furniture, tiled floor, Oil fired Rayburn inset to chimney breast, brick island with slate surfaces.

Lobby

Shower Room

With WC and basin.

Large Utility Room

9'10" x 9'1"

L shaped. With stainless steel sink, cupboards and drawers below, fitted wall cupboards, shelving, oil-fired central heating boiler.

Stairway from Reception Hall leads to -

First Floor

Landing

The entire first floor having strip boarded flooring, the landing having exposed Oak partition.

Master Bedroom

14'10" x 12'8"

With far reaching views to the north and east.

En Suite Bathroom

A half tiled room with bath, shower, wash hand basin and WC.

Inner Landing

With airing cupboard leading to -

Bedroom 2

15'0" x 12'3"

With windows to two elevations, outlook over natural pond.

Bedroom 3

14'9" x 8'5"

L shaped max. With outlook to the south and east.



Bedroom 4

14'9" x 7'7"

Having northerly outlook over open countryside, fitted wardrobe.

Bedroom 5

12'2" x 7'5"

Bathroom

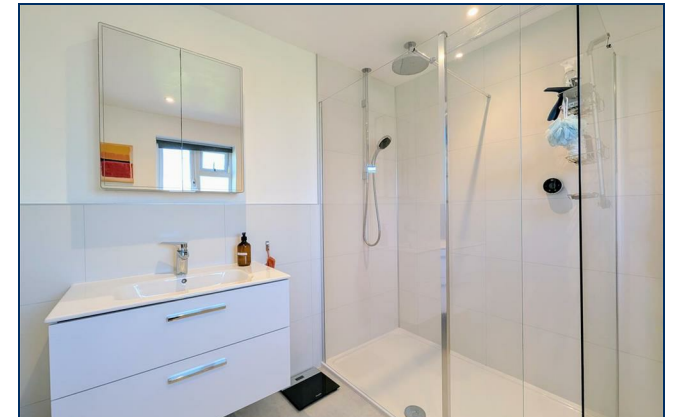
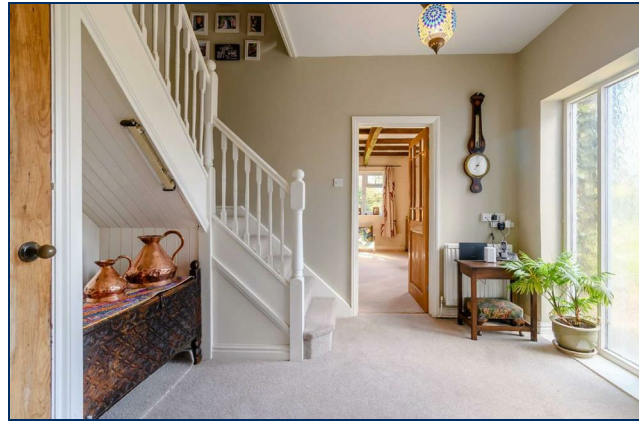
A good sized bathroom with panelled bath and tiled surround, shower cubicle, WC low flush suite, wash hand basin.

Outside

The property is accessed via a stoned track, as indicated on the attached plan. The track is within the ownership of Poole Hill, however, neighbouring properties do have rights of access and maintenance obligations. The gated entrance leads to a large concrete courtyard with brick arched access through to the spacious gardens. The gardens are very well landscaped, primarily laid to lawn with many raised beds, shrubs, mature trees, Summer House, ornamental ponds. To the front of the property is a gravelled garden area with decking, all fully enclosed and offering much privacy. In addition, there is access to a full sized enclosed tennis court.

The Barn

A traditional, well maintained brick barn which would fulfil the criteria (in our opinion) for conversion to residential dwelling. No specific planning enquiries have been made, however, it is clearly redundant from modern agricultural use, it has been extremely well maintained and is worthy of retention. The barn is constructed of solid brick under a sheeted roof with steel joists, the large granary doors leading to an open area (13.88m x 5.54m) with through access to the paddock adjoining. To the side, as an integral part of the building, is a Wood Store 5.5m x 2.74m and former Cattle Shed 5.5m x 4.28m with cobble floors and stalls.







The Land

The land is in three enclosures, as per the attached plan, all laid to pasture with two separate water supplies. One particular feature of the land is the natural pond immediately opposite Poole Hill. This is a most attractive feature and has never been known to run dry. Vehicular access is provided to the land over the track. There is a radio mast sited within the most western paddock. This mast has been redundant for a number of years and is within the ownership of the property and does pass with the property.

The Track

From the Council maintained highway, to the extent of the hard surface, this is owned by the vendors. The first section being tarmac, the balance being stone surface. There are only a limited number of users who have full vehicular right of way for all purposes at all times and they are obliged to pay for any maintenance obligation that they have, however, it is a private road owned by Poole Hill. It also a right of way for walkers, as we believe it is identified as a bridle way.

Services

Mains water and electricity.

Septic tank drainage.

Oil-fired central heating.

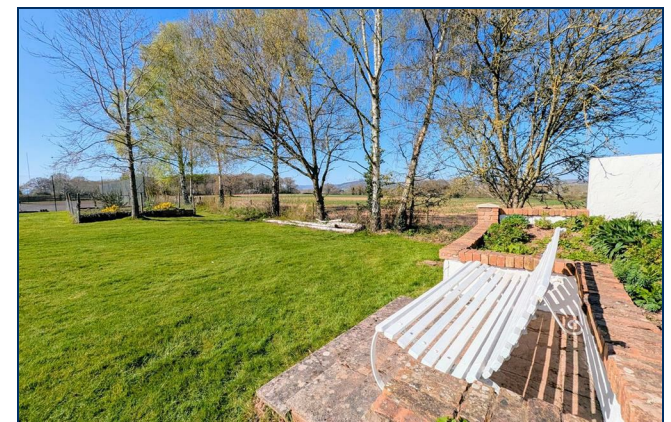
The water supplies to the fields are metered, the supply to the house is not.

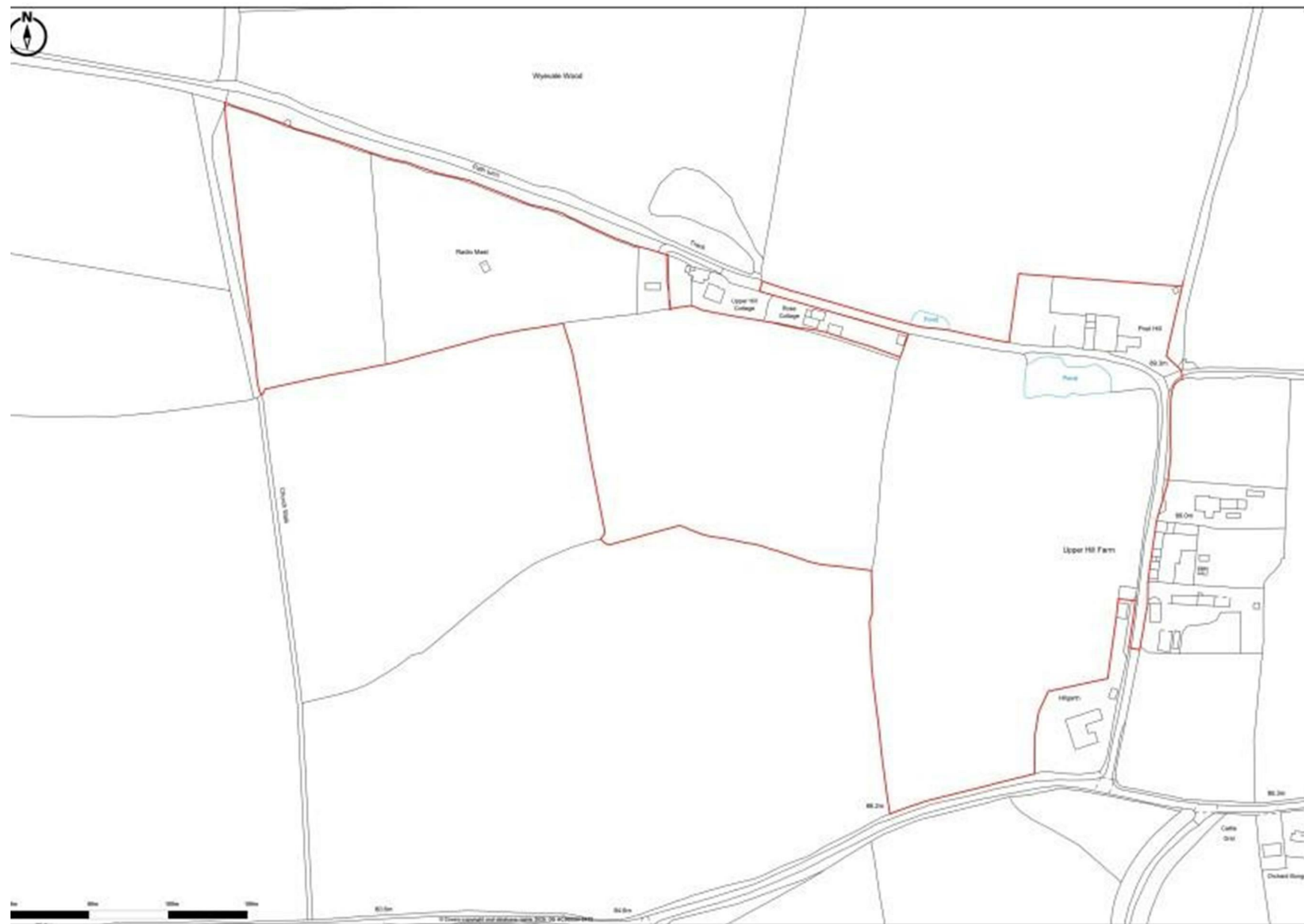
Herefordshire council tax band - G

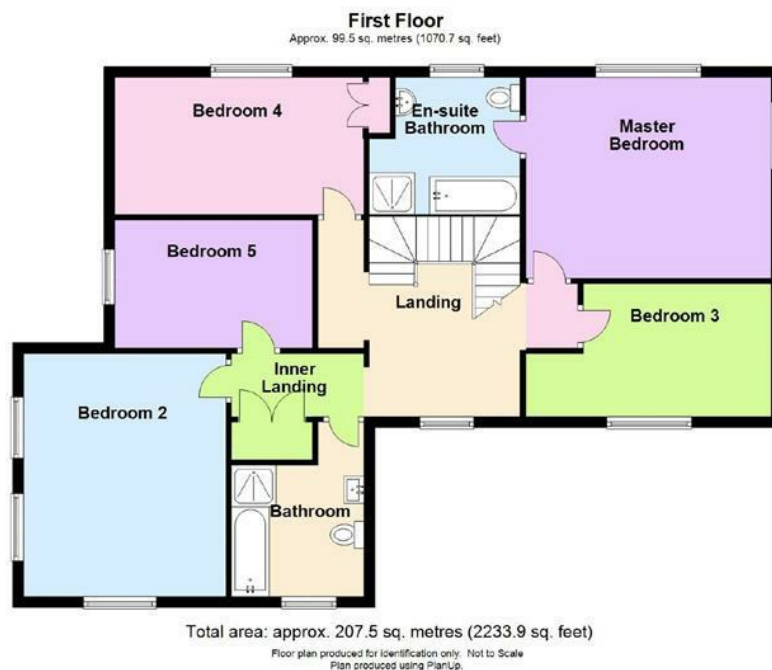
Tenure - Freehold

Directions

From Hereford Wye Bridge turn into Barton Road over railway bridge into Breinton Road. After a short distance bear left staying on Breinton Road and follow country lane for 2.5 km. Turn right along a private lane, pass some barns and follow around a left bend where the property will be seen on the right.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.