



Heath Farm, Tillington, Hereford, HR4 8LR



Sunderlands
Residential Rural Commercial



**Heath Farm, Tillington
Hereford
HR4 8LR**

Summary of Features

- Detached former farmhouse
- Four bedrooms
- Four reception rooms
- Sought after village location
- Countryside views
- Ample parking and garage

Price Guide £895,000

Nestled in the charming village of Tillington, Hereford, this exquisite Grade Two listed detached house offers a unique blend of character and modern living. With its spacious accommodation, this property is perfect for families seeking both comfort and style. Boasting four generous reception rooms, there is ample space for entertaining guests or enjoying quiet family evenings. The four well-appointed bedrooms provide a peaceful retreat, while the four bathrooms ensure convenience for all residents. The property is set in a sought-after location, surrounded by picturesque countryside views that enhance the tranquil atmosphere. The abundance of character throughout the home is evident in its period features, which add a touch of elegance and warmth. This delightful house is not just a home; it is a lifestyle choice, offering the perfect balance of rural charm and modern amenities. Whether you are looking to relax in the serene surroundings or explore the vibrant local community, this property is an ideal opportunity for those seeking a quintessential English village experience.

Location

Located in the heart of this sought after village of Tillington with its very favoured local public house, other amenities include, village shop and post office, rural bus service to the city and the property is located between two very well renowned golf courses. The village offers a wealth of countryside walks right on the doorstep with both Tillington Common and Badnag wood being only a short distance away and in the nearby village of Burghill having a primary school, village hall with a selection of clubs, and church.

Accommodation

The well presented accommodation comprises: Sitting room, drawing room, dining room, kitchen/breakfast room, family room, boot room, utility, downstairs shower room, four double bedrooms, two en-suites and a family bathroom.

Sitting room

The sitting room is the central hub of the home, showcasing charming flagstone flooring and a characterful inglenook fireplace with a multi fueled burning stove. It offers access to all main rooms and features a staircase leading to the first floor, making it the true heart of the property.

Drawing room

The impressive drawing room is undoubtedly one of the standout features of this property, effortlessly blending historical charm with modern comfort. At its heart, the original section of the room showcases a characterful brick surround fireplace, complete with a gas stove that creates a warm and inviting focal point. Nestled beside it, the original bread oven serves as a charming nod to the property's heritage, adding to the room's authenticity and period appeal. What truly elevates this space, however, is the thoughtfully designed oak-framed extension. Bathed in natural light, this addition not only expands the living area but also provides stunning views over the garden and surrounding countryside.

Dining room

The dining room in this property exudes charm and warmth, offering a truly inviting atmosphere. Original oak floorboards run underfoot, rich in character and history, while exposed timber beams overhead add a timeless rustic elegance. Generously sized, the room easily accommodates a dining table for entertaining family or guests, making it perfect for both relaxed meals and more formal occasions.

Kitchen/breakfast room

The kitchen/breakfast room is a truly fantastic space at the heart of the home, blending rustic character with modern convenience. It features a range of matching base units that provide ample storage while maintaining a cohesive and stylish look. Integrated appliances are seamlessly incorporated, offering all the essentials without disrupting the clean lines of the space. There's dedicated room for a gas range cooker, ideal for those who love to cook or entertain, accompanied by a practical sink drainer unit for everyday functionality. Exposed beams run throughout the room, adding warmth, charm, and a sense of heritage, while complementing the overall aesthetic. The layout also provides direct access to both the cellar—perfect for wine storage or pantry use—and the boot room.

Family room

The family room is a versatile additional reception space that offers flexibility to suit various needs. It can easily be adapted into a downstairs bedroom for





guests or accessibility, a quiet home office, or a lively playroom for children, depending on your lifestyle.

Boot room

The boot room is conveniently accessed directly from the rear garden, making it an ideal spot for storing shoes and coats after outdoor activities. Inside, it features two built-in storage cupboards and provides access to the garage and a secondary staircase leading to bedrooms three and four.

Utility

The utility room is a practical space designed for everyday household tasks. It features sink and drainer units, ideal for hand-washing or rinsing, and offers dedicated space for additional white goods such as a washing machine, tumble dryer, or freezer, helping to keep the kitchen area less cluttered.

Downstairs shower room

The downstairs shower room is highly useful if the family room is being considered as a bedroom, as it provides convenient, self-contained facilities. With a corner shower cubicle, WC, and wash hand basin.

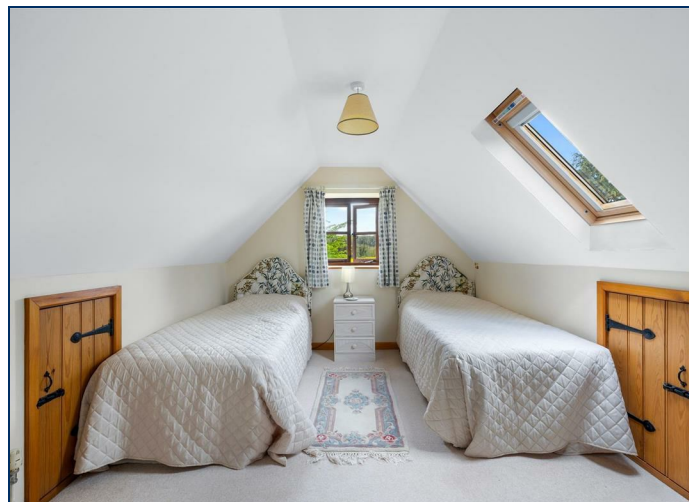
First floor

Bedroom one & en-suite

Bedroom one is a well-proportioned double bedroom that exudes character and charm, highlighted by exposed timber beams that add a rustic and warm ambiance to the space. The room benefits from a built-in wardrobe, offering practical and discreet storage, helping to maintain a clean and uncluttered feel. A key feature of this bedroom is its direct access to a private en-suite bathroom, which is thoughtfully appointed with a bath complete with shower over, WC, and a wash hand basin.

Dressing room & family bathroom

The dressing room serves as a versatile and adaptable area within the home, ideal for use as a walk-in wardrobe, private study space, or transitional dressing area. It provides convenient access to the family bathroom, which is well-appointed with a bath and shower over, WC, and a wash hand basin.





Bedroom two & en-suite

From the dressing room, a doorway leads through to bedroom two, which has the potential to be used as the main bedroom, depending on the owner's needs. This generous room features charming exposed timbers, enhancing its character, and benefits from natural light streaming in through a set of windows. It is further complemented by double built-in wardrobes, offering ample storage and helping to maintain a clutter-free environment. The en-suite is fitted with a bath tub, low level WC and wash hand basin. Additionally, bedroom two has an opening which leads to bedroom three, this could be adapted to connect the rooms more formally.

Landing & WC

The landing connecting bedroom three and bedroom four is accessed from the boot room staircase, offering a convenient and practical transition between spaces. This area is thoughtfully designed to provide additional storage options, as it features several built-in cupboards, perfect for keeping the landing tidy while offering easy access to household essentials or seasonal items. From the landing, there is a direct path leading to the WC. This small but functional room is equipped with a low-level WC and a wash hand basin.

Bedroom three

Bedroom three is a spacious double bedroom, designed to accommodate a full-sized bed along with additional furniture, offering ample space for comfort and functionality. It features built-in wardrobes, providing convenient and efficient storage options for clothing and personal items. Additionally, bedroom three has a connecting opening to bedroom two, allowing for easy access between the two rooms.

Bedroom four

Bedroom four is a spacious double bedroom, featuring a Velux window that floods the room with natural light from above. Additionally, the room has a rear window that frames a picturesque view of the surrounding countryside, providing a tranquil and serene atmosphere. The bedroom also benefits from useful eaves storage, tucked away neatly within the sloping roofline, offering additional space for storing personal items or belongings.





Outside & garaging

The outdoor space at this property is truly one of its standout features, offering both functionality and a serene atmosphere. As you approach the property, you'll be greeted by a generously sized driveway that provides ample space for multiple vehicles, ensuring convenience for family members or guests. The driveway leads to a garage that is not only spacious but also equipped with power and lighting, making it ideal for storage or other practical uses. The front garden is equally impressive, with well-maintained hedging that provides a sense of privacy while adding to the property's curb appeal. Two separate lawn areas in the front garden offer flexibility, whether for additional landscaping or as open space for recreational activities. Access to the entire property is made easy with pathways around the house, offering full circulation to the back. The rear garden is where the outdoor space truly shines. Lush lawns stretch out across the area, perfect for both relaxation and play. From this space, you'll enjoy picturesque views over the neighboring countryside, adding a touch of tranquility and openness to the property. In addition to the beautiful lawn, the garden is thoughtfully designed with planted trees, which provide shade and further enhance the overall landscape. A feature old well adds a touch of charm and character to the garden, blending both historical and natural elements. For those who enjoy outdoor living, multiple patio areas are strategically placed throughout the garden, providing inviting spaces to entertain guests, dine al fresco, or simply unwind while taking in the scenic surroundings.

Services

We understand all mains gas, water and electric are connected to the property. Private drainage.

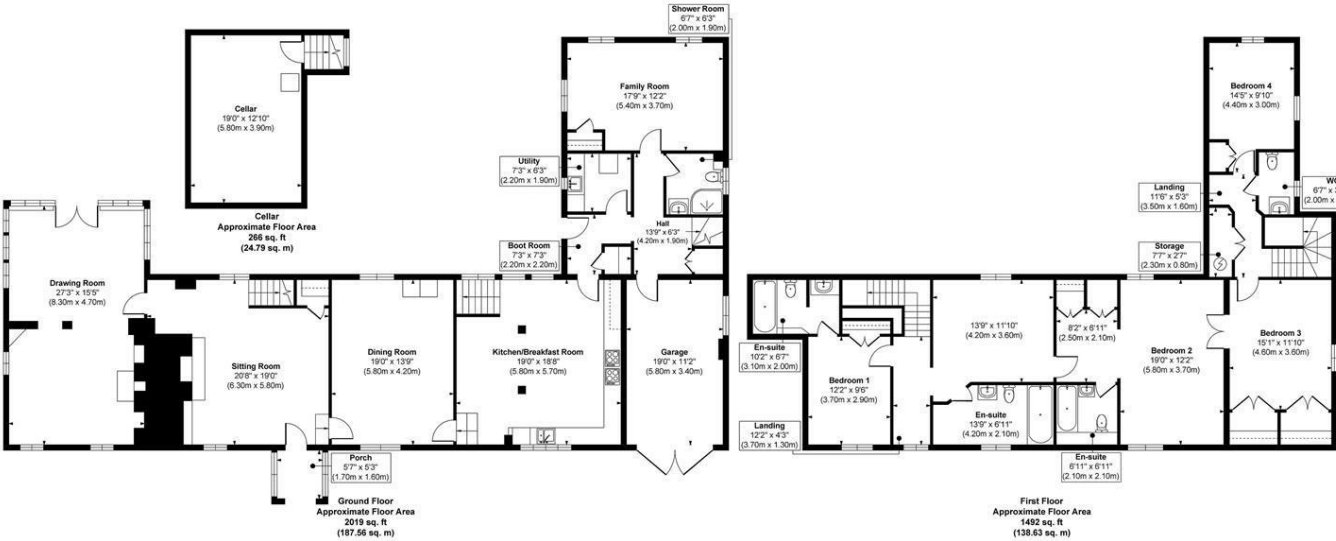
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Tenure - Freehold

Directions

Proceed out of Hereford on Holmer Road turning right at the roundabout onto Roman Road. Proceed straight over at the traffic lights and take the next right towards Burghill/Tillington. Follow the road passing the Golf Club on the left and Public House on the right. At the end of the common the property will be found on the left hand side.

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Approx. Gross Internal Floor Area
Main House = 3511 sq. ft / 326.19 sq. m
Garage = 212 sq. ft / 19.72 sq. m
Cellar = 266 sq. ft / 24.79 sq. m
FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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