



Newcroft Cottage Bartestree, Hereford, HR1 4BA



Sunderlands
Residential Rural Commercial



**Newcroft Cottage Bartestree
Hereford
HR1 4BA**

Summary of Features

- Charming Detached Property
- Four Double Bedrooms
- Beautiful Oak Frame Extension
- Open Plan Family Room
- Large Front and Rear Gardens
- Located In A Highly Sought After Village

Asking Price £675,000

This is a rare opportunity to purchase this wonderful 17th Century property which has been tastefully extended in recent years and is now a brilliant family home. The property is position down a private lane in the heart of the well-established village of Bartestree. Featuring four double bedrooms, a modern open plan family living area, two further reception rooms and large front and rear gardens. This is a property not to miss out on!

Situation

Bartestree is a popular village just 4 miles north east of Hereford, well placed for access to the Towns of Ledbury, Malvern and the cities of Worcester and Gloucester. The village has a shop, public house, village hall, schooling, a regular bus service into Hereford centre as well as some pleasant walks around the surrounding countryside.

Accommodation

The accommodation comprises: Entrance hall, Boot room, Living room, Cloakroom, Kitchen, open plan living area, Dining room, Utility, four Double bedrooms, En-suite shower room and Family bathroom.

Entrance Hall

The current main entrance hall is approached from the side of the property entering into the oak framed extension which is filled with an abundance of natural light. Oak staircase leading up to the first floor.

Cloakroom

Just off the entrance hall and fitted with a toilet and wash hand basin.

Living Room

Off the hallway is the living room with great character features including the Quarry tiled floor, exposed timbers and double sided woodburner that is shared with the dining room.

Boot Room

There is a door from the living room that leads into a space that is currently being used as a boot room and is the original entrance to the property.

Kitchen/Open Plan Living Area

The heart of the home is this wonderful kitchen area, designed for entertaining and offering a centre island, space for additional sofas and French doors leading to the garden. The kitchen is fitted with modern units, two single ovens, sink drainer unit large and integrated fridge/freezer.

Dining Room

The formal dining room is conveniently located just off the kitchen space, this room could be easily transformed into a snug area or play room.

Utility

Which is fitted with modern units for extra storage and Belfast sink.

Bedroom One

Which is a wonderful double bedroom with a vaulted ceiling, built in wardrobes and floor to ceiling windows overlooking the garden.

En-Suite Shower Room

Which is fitted with a modern three piece suite to include, shower, toilet and wash hand basin.

Bedroom Two

A double bedroom with built in wardrobes and two windows overlooking the garden.

Bedroom Three

A double bedroom with built in wardrobes and a window overlooking the front garden.

Bedroom Four

A double bedroom with built in wardrobes and a window overlooking the front garden.





Family Bathroom

Fitted with a four piece suite with ornate roll top bath, separate shower, toilet and wash hand basin.

Outside

The property is approached down a private lane from the centre of the village. The driveway opens up into a vast parking area with ample space for several vehicles. There are gardens to front and rear mainly laid to lawn with shrub borders. The rear garden is enclosed by fencing creating a safe space for young children or dogs. The delightful patio area provides that great space for entertaining and is positioned conveniently off the back of the property. The front garden provides additional seating area but our vendors have created a small working garden with a few raised beds and polytunnel.

Services

Mains electric and gas are connected. Private water supply from a well. The private water supply has a water softener, UV and pressurised system fitted. There is mains drainage, but storm water goes into soak aways so there is a reduced standing charge for the water.

Herefordshire Council Tax Band E.

Tenure

Freehold – vacant possession upon completion.



Directions

Head out of Hereford on the A438 towards Ledbury. Follow the road through Lugwardine and into Bartestree head past the Bartestree Village shop and hairdresser, the private road can be found on the left hand side just after the bus stop. Turn down the private road and the property can be found at the end.



Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Sunderland's 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.