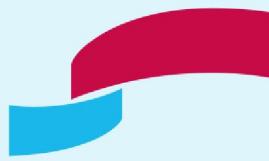




Hilaire, Green Crize, Hereford, HR2 8AA



Sunderlands

Residential Rural Commercial

**Hilaire
Green Crize
Hereford
HR2 8AA**

Summary of Features

- A detached, 4 bedrooned rural property with huge potential
- Far reaching views over Dinedor Hill and Hereford City Centre.
- Scope for extension and reconfiguration (subject to consents)
- Set in a generous garden with a 2.3 acre paddock complete with a range of outbuildings
- Barn with possible development potential

Guide Price £575,000

Ref: Katie Bufton and Kathy Gunter

Location

Hilaire is located in the rural hamlet of Green Crize just 3 miles south of the Cathedral City of Hereford, blending rural living with city convenience. Hereford offers all the necessary amenities for modern life including excellent shopping facilities, a range of state and private schools and a diverse range of places to eat and socialise. The city is also well connected benefitting from a large train station providing access to major commuter destinations.

The surrounding Herefordshire villages are exceptionally beautiful, many being part of the Wye Valley National Landscape. The market town of Ross-on-Wye is 13 miles south, Leominster is located 15 miles north and Malvern is located 22 miles east.



Description

Bought to the market for the first time since being built, Hilaire presents the perfect opportunity to enjoy countryside living while remaining a stone's throw from Hereford city centre. The property occupies an elevated position, enjoying picturesque views over Dinedor Hill to the east and Hereford Cathedral to the north. Hilaire provides flexible accommodation which, subject to the necessary consents, could be extended or reconfigured to create a modern, spacious family home. The property offers a kitchen breakfast room, two generously sized reception rooms and four well proportioned bedrooms.

The property is set in approximately 2.3 acres of pastureland, presenting a wealth of opportunities for smallholders or equestrians. The land benefits from a range of outbuildings requiring renovation but suited to a range of uses, and many heritage fruit trees.



Accommodation

The accommodation comprises:

Entrance Hall

An attractive arched front door leads into a spacious hall with stairs off to the first floor. Doors off to the two reception rooms and kitchen diner.

Kitchen and Breakfast Room

The kitchen and breakfast room is a light and airy space with fantastic opportunities for reconfiguration and modernisation. The kitchen benefits from a walk in pantry with fitted shelving and power points as well as fitted wall and base units, an electric cooker, and metal sink and drainer. A special feature of the kitchen is the custom larder cupboard which provides useful and attractive storage space. The main kitchen opens to a light and airy breakfast area with panoramic south facing windows. The kitchen also benefits from a back door which provides access to the boot room.

Boot Room

A useful and versatile space which could be reconfigured to a larger utility room. Houses the boiler with door to the garden and integrated log store.

Dining Room

The dining room is a light and spacious reception room, with double aspect windows occupying views of the garden. The room flows seamlessly from the kitchen and has an attractive fireplace. The space is versatile and while it is a fantastic dining room it could be combined with the kitchen to create an open plan living space, subject to consents.

Living Room

The living room is a fantastic size for any family and has triple aspect windows creating an abundance of light. There is a feature fireplace with marble surround and curved pelmets, adding to the special charm of this unique property.

First Floor

Stairs off the entrance hallway lead to a split staircase. A spacious landing with custom inbuilt storage cupboards.

Bedroom 1

A spacious double bedroom with custom fitted wardrobes. with panelling details. The bedroom benefits from double aspect windows with views over surrounding farmland.

Bedroom 2

A spacious double bedroom with fitted wardrobe with panelling detail. Double aspect views over the front garden and Hereford Cathedral.

Bedroom 3

Double aspect bedroom with picturesque views over the land to the rear and Hereford Cathedral.

Bedroom 4

Window overlooking the front garden with custom fitted wardrobe.

Garage and Workshop

The property benefits from a detached building which comprises of a single garage, storage area, toilet and outside utility room with sink. There is electricity and cold water connected.

Garden

Hilaire has a large wrap around garden with the benefit of a number of outbuildings. At the rear of the garage there is a gravelled area which would be perfectly suited to a greenhouse or seating area. The garden is a blank canvas with a wealth of opportunities for improvement and re-design.

There is parking for approximately 3 cars with scope to extend this.

Land

The land extends to approximately 2.3 acres of productive pastureland. The land has been re-fenced in recent years with livestock fencing. The land gently slopes to the bottom boundary where there is a natural watercourse and we understand historically there was a pond adjacent to the boundary. The holding was formally home to a range of livestock and evidence of this history still exists with pig sties and a large red brick cattle shed forming part of the holding. The land is well suited for small holders and equestrians and does offer scope for diversification opportunities, subject to consents.

Other notable features include a range of heritage fruit trees including apple, pear and damson and newly planted areas of trees, adding to the environmental appeal of the property.

We understand a small area of land next to the brook is subject to seasonal flooding.



Green Crize, Hereford, HR2

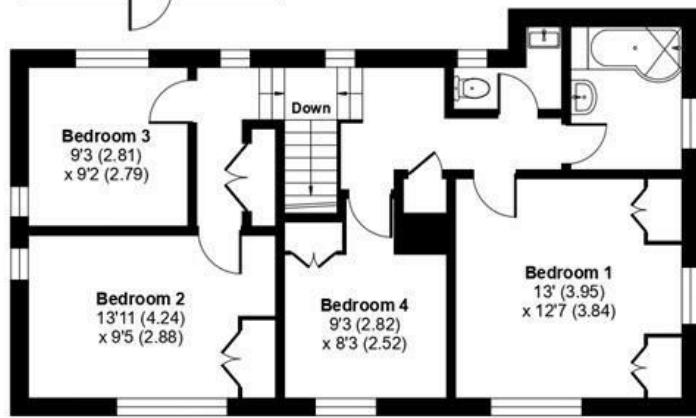
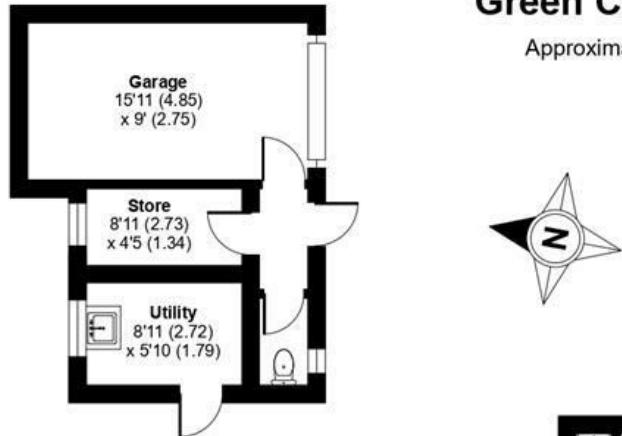
Approximate Area = 1609 sq ft / 149.5 sq m

Garage = 226 sq ft / 21 sq m

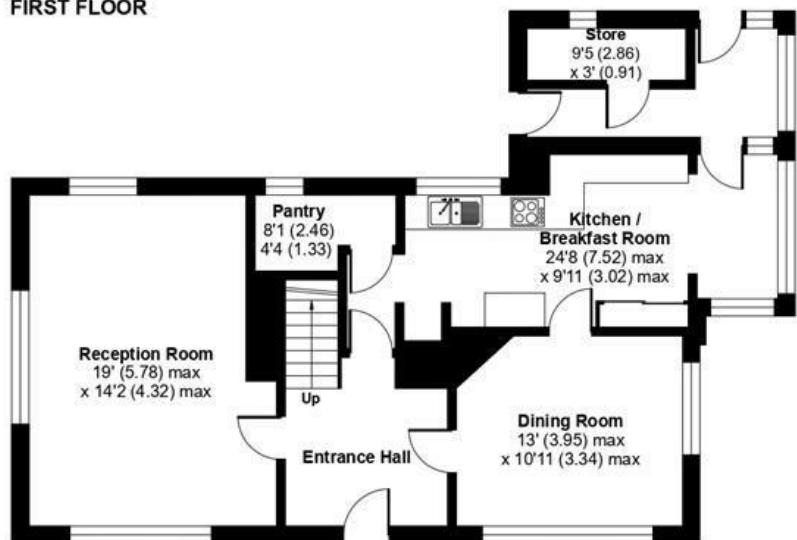
Outbuilding = 52 sq ft / 4.8 sq m

Total = 1887 sq ft / 175.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Services

We understand the property benefits from mains water and electricity, a private drainage system and oil fired central heating. None of these services have been tested by the selling agents.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of any easements, quasi easements, wayleaves or rights of way.

All necessary rights to connect services will be reserved across the property for the benefit of the adjoining land.

Council Tax Band

The property is in Herefordshire County Council Band 'F'.

EPC

Hilaire has an Energy Performance Certificate rating of an E.

Planning

We are not aware of any formal planning searches undertaken on the land or property. Full details of any planning history can be found on the local authority website.

Overage Clause

Overage of 30% for 30 years from completion of a sale will be payable on the earlier of implementation of any residential use or development of the land or outbuildings or disposal of the same with granted residential use or development. The Overage will not apply to the existing house or garage.

Tenure

Freehold with vacant possession upon completion.

Access

The property benefits from a right of way down the track, as hatched brown on the site plan, subject to maintenance contributions according to user.

Health and Safety

Prospective purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the selling agent nor the owners of the property take responsibility for any injury, however caused.

Boundaries

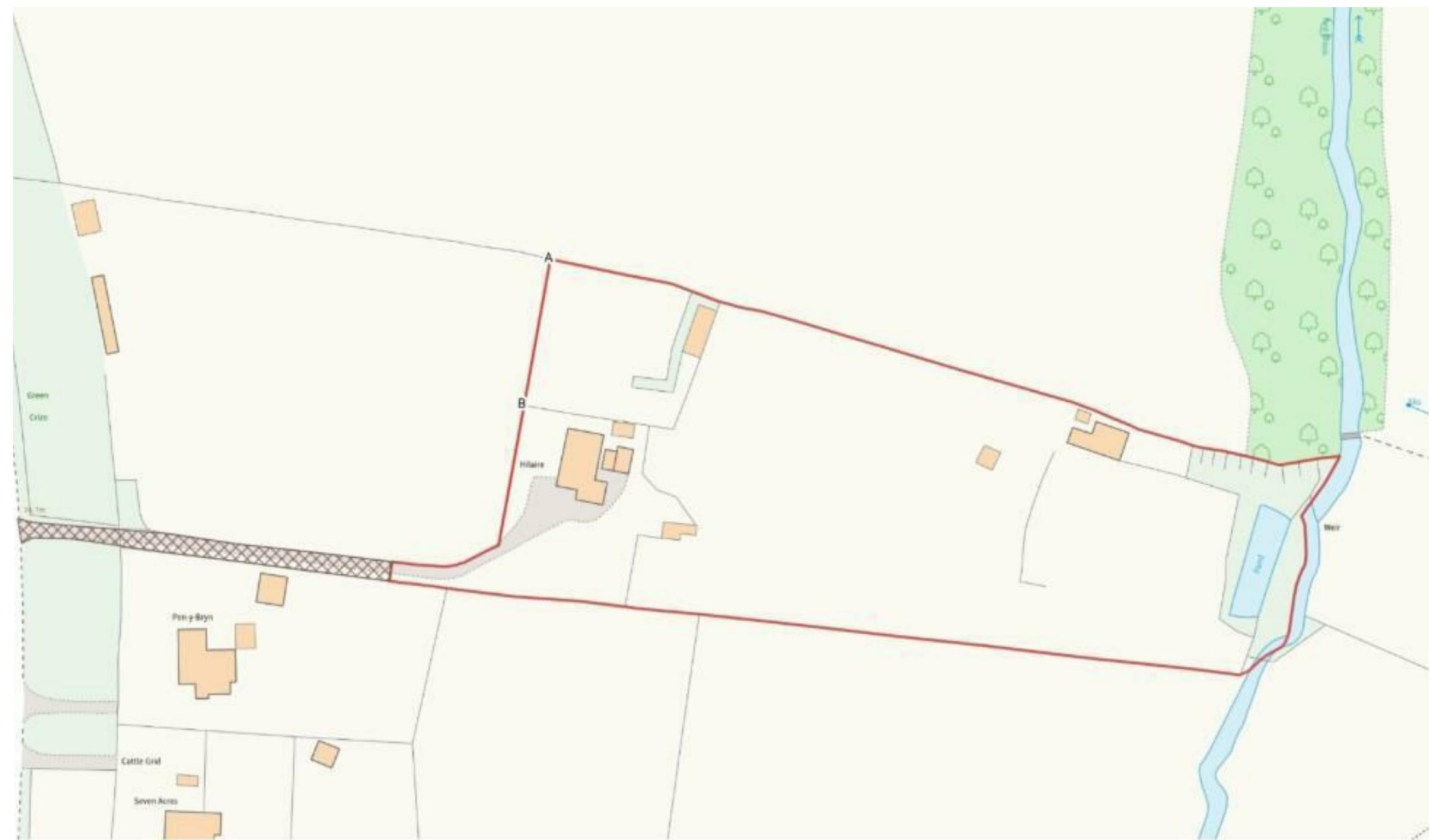
The purchaser will be required to erect a stock proof fence between A-B within one month of completion. The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Agent's Note

Any plans used in the preparation of these details are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the title plan before proceeding to purchase.

The vendor is retaining the front field with a view to explore the development potential, if any.





For identification purposes only, not to scale.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to this property. The photographs were taken December 2025.

Viewings

Viewing strictly by appointment with the selling agent only.

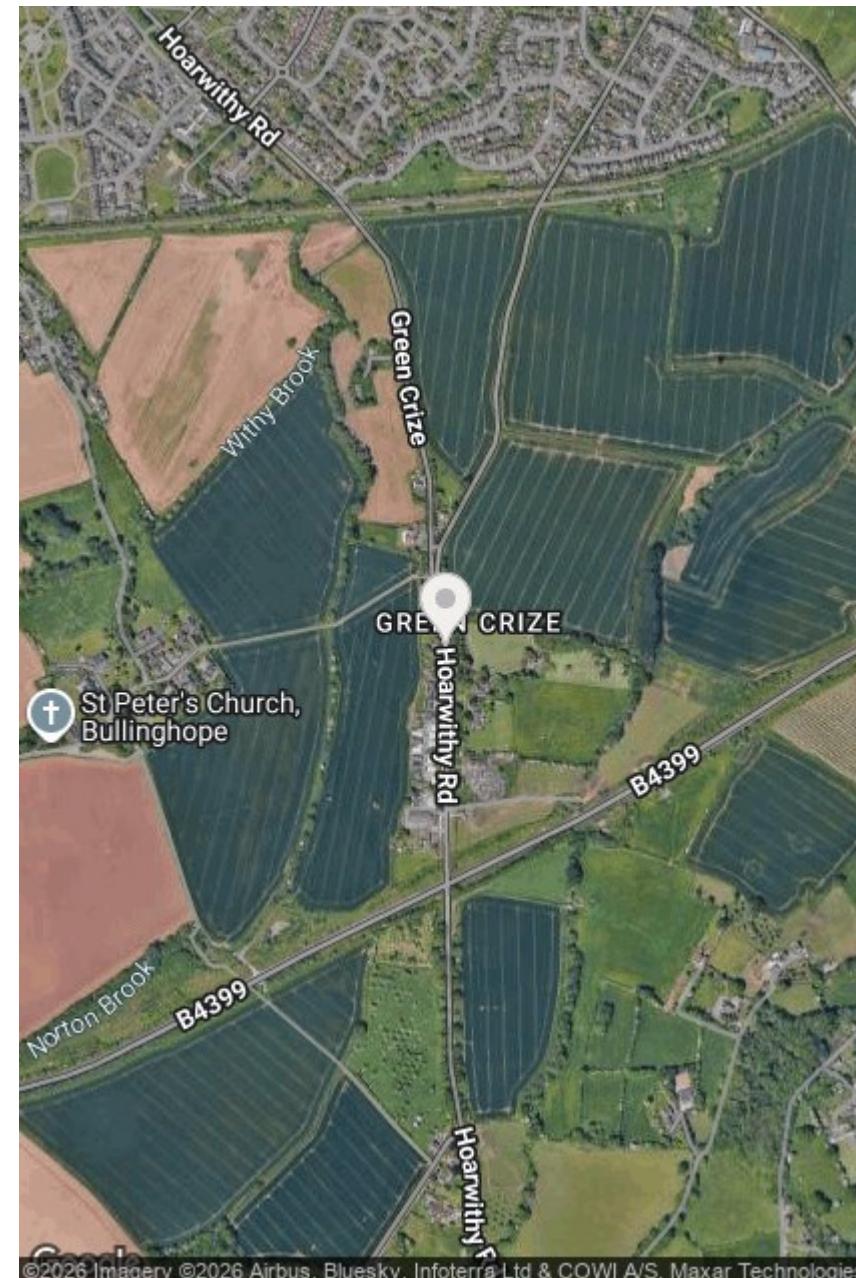
Katie Bufton on 01432 356161 (Option 3) or 07741 664053
k.bufton@sunderlands.co.uk

Kathy Gunter on 01432 356161 (Option 3) or 07765 413694
k.gunter@sunderlands.co.uk

Directions

From the City of Hereford join the A49 heading south towards Ross-on-Wye. Continue on the Ross Road for approximately 1 mile, before turning left onto the Holme Lacy Road. At the roundabout take the third exit onto the Hoarwithy road and proceed for approximately 1 mile. Once within the village of Green Crize the property will be on your left, as marked by a For Sale Board.

What3Words - //persuade.crawling.downcast



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Ombudsman**

NAEA

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	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		