



Artist's Impression

The joy of elegant and spacious period country house living in a prime rural location with outstanding views.
5 EXCEPTIONAL AND INDIVIDUAL NEW CONVERSIONS OF GREAT CHARM AND CHARACTER WITHIN THE MAIN HOUSE OF A SMALL COUNTRY ESTATE, CLOSE TO THE CATHEDRAL CITY OF HEREFORD.



Artist's Impression

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EXCLUSIVE
EXCLUSIVE HOMES | EXCEPTIONAL SERVICE

Although still in the course of Construction, sales of the 5 fine conversions within the principle property occupy the Most Exclusive Part of the Original Estate overlooking Open Countryside and can be purchased before the end of June 2021 if required.

Graftonbury Court, Graftonbury Lane, Hereford, HR2 8FA

In a remarkably rural position only half a mile from Hereford, end of the A49 Ross Road where Grafton Lane provides access to the driveway leading to the properties themselves

LOCATION OF INDIVIDUAL PROPERTIES

LOCATION OF INDIVIDUAL PROPERTIES WITHIN THE ARTIST'S IMPRESSION ON THE OPPOSITE PAGE (with full details to follow) are:- (Note - to the far right and set back is an original wing of the property which was converted and sold a while ago)

HOUSE 1 - is the prominent 3-storey on the left of the wing and on the right hand side of the main property shown, basically having 4 bedrooms, and the benefit of the large raised terrace for maximum enjoyment of the views with steps down to the small private garden below.

GARDEN APARTMENT 5 -

Is the extensive ground floor 2-bedroomed property to the left of the impression with dual-aspect and additional garden to the SW.

APARTMENT 7 -

Is directly above apartment 5, originally planned as a one-bedroomed property but now awaiting consent for large extension to the SE over No 5 below.

PENTHOUSE 8 -

A glorious and very extensive 3-bedroomed property with quadruple aspect on most of the second floor of the building, and where it is anticipated a large balcony will be added over the proposed addition to Apartment 7.

TOWNHOUSE 4 -

Is a spacious 2-bedroc property with the terrac



on 2 floors only, more clearly seen as the centre a front cover of the impression.

VIEWINGS

Room partitions will be completed by end of March, so purchasers will be able to see the basic shapes of all properties and the rooms within them. Viewing at this time will be able to be organised through the appointed agents HUNTERS on 01432 278278. Viewings strictly by prior appointment only. We will be pleased to provide further information and advice in the interim including possibility of off-plan sales to be completed before end of June 2021.

CATHEDRAL CITY OF HEREFORD

From the city there is easy access to Ledbury, Worcester etc to the east and Ross on Wye to the south along with Monmouth and the M50/A40/M5 and wider motorway networks. (Ross on Wye and M50 13 miles, Monmouth 15 miles, Abergavenny 21 miles, Cheltenham 37 miles, Gloucester 30 miles, Worcester 30 miles, Ledbury 18 miles).

BASEMENT

There is an extensive basement (also being refurbished) which would be able to provide either gym or storage facilities for residents on terms to be agreed.

TENURE

Although the building is freehold all properties within the building have to be leasehold by way of long 135 year minimum leases at NIL Ground Rent.

WARRANTIES

Purchasers will have the benefit of warranties in respect of the structure of this completely refurbished building, including new roof, all windows and doors etc.

SERVICES

Mains water, electricity (Western Power), gas. Drainage via high capacity Conder SAF125 sewage treatment plant. High speed fibre broadband.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Part of Living Area, House 1

In more detail, the properties comprise

HOUSE 1 141.86 sq m 1527 sq ft Guide Price £425,000

Entirely self-contained 3 storey house with main entrance on the flank wall but with most accommodation facing views to the SE. HALL WITH DOWNSTAIRS CLOAKROOM, LEADING TO

COMPREHENSIVE LIVING AREA/KITCHEN (part illustrated) 23ft 6ins x 15ft with further annex 13ft 9ins x 9ft 6ins capable of forming separate room if required. Very large windows and doors to large terrace. To the first floor is

BEDROOM 1. 15ft x 11ins with EN SUITE BATHROOM.

BEDROOM 4/STUDY 13ft x 8ft with en-suite SHOWER ROOM.

On second floor -

BEDROOM 2 15ft x 10ft average with en suite BATHROOM.

BEDROOM 3 13ft x 10ft with en-suite SHOWER ROOM.

Outside is elevated 16ft wide terrace with steps down to small private garden below. 2 ALLOCATED PARKING SPACES.

GARDEN APARTMENT 5 106.83 sq m 1150 sq ft Guide Price £379,000

A particularly spacious and interesting property enjoying double aspect elevations to SE and SW with similar terrace to House 1 and further private garden to the SW.

MAIN LIVING/KITCHEN AREA 23ft 6ins x 19ft 3ins within a newly built addition facing SE with large window and doors to the terrace.

BEDROOM 1 - 15ft x 11ft 6ins plus very large bay and good sized en-suite BATHROOM.

BEDROOM 2 - 14ft 6ins x 12ft.

SEPARATE SHOWER ROOM/DOWNSTAIRS CLOAKROOM.

Outside terrace and gardens as described. 2 ALLOCATED PARKING SPACES.

APARTMENT 7 89.46 sq m 963 sq ft Guide Price £285,000

Located on first floor over apartment 5, also with dual aspects to SE

and SW.

LIVING/KITCHEN AREA. 19ft 5ins x 18ft 4ins with Juliette balcony.

BEDROOM 1 15ft x 14ft 8ins which size includes en-suite BATHROOM BEDROOM 2. 14ft 9ins x 14ft 9ins.

SEPARATE SHOWER ROOM/CLOAKROOM.

2 ALLOCATED PARKING SPACES

THE PENTHOUSE 8 155.61 sq m 1675 sq ft Guide Price £379,000

An exceptional property spanning almost all of the second floor with quadruple aspects and potentially good sized terrace to the SE, subject to planning for No 7 below.

LIVING AREA 20ft x 15ft 4ins with large wide windows to

EXTENSIVE BALCONY With exceptional views.

KITCHEN/DINING AREA. 20ft x 15ft

BEDROOM 1. 15ft 9ins x 12ft 9ins with double windows and large en-suite BATHROOM BEDROOM 2 15ft 4ins x 10ft 6ins BEDROOM 3 12ft x 9ft 3ins LARGE FAMILY BATHROOM

2 ALLOCATED PARKING SPACES

TOWNHOUSE 4 130.06 sq m 1400 sq ft Guide Price £325,000

Self contained and on 2 floors only.

HALL WITH C

KITCHEN/BR LIVING/DINING terrace garden

BEDROOM BATHROOM bedrooms if n

BEDROOM 2

Terraced garden 33ft x 28ft

2 ALLOCATED PARKING SPACES



14ft 9ins (max) bay and door to

downs and en-suite divided into 2 single

SHOWER ROOM



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