



1 WARHAM FARM COTTAGE  
Breinton HR4 7PD



Standing in its own plot and with no immediate neighbours, a modern detached house with garage and home office, only a short drive from the cathedral city of Hereford offering huge potential to create a very individual home.

**Guide Price £425,000**



#### **Situation and Description**

The scattered village of Breinton lies on the western side of Hereford and has long been a sought-after location owing to its attractive landscape and close proximity to Hereford. The village has a pretty church and village hall and enjoys an array of countryside walks, some of which lead down to the beautiful River Wye. There is an extensive range of facilities within 2 miles, with a choice of shops, schools, colleges, a cinema and theatre as well as a range of cafes and eateries, along with a mainline train station.

Originally built as a farm workers cottage, this modern detached house occupies a lovely position standing on its own with no immediate neighbours and offers huge potential for improvement or extension subject to approval. The house faces due south and enjoys lovely views from a number of windows and is set in a reasonable sized plot. At present the house benefits from both double glazing throughout along with oil-fired central heating. There is a good-sized kitchen/living or breakfast room and both a ground floor shower room and first floor family bathroom. To the rear a modern home office has been built, which is ideal for a variety of uses and is a very useful asset to the house.



On arrival, a gated entrance leads onto the drive and a path then leads around to the far side of the house where a glazed front door opens into a good-sized reception hall with useful understairs cupboard. A door then lead into a sitting room, which has a brick fireplace with tiled hearth, wood effect flooring, a dual aspect and radiator. The kitchen/ living room is a good size and also has an open brick fireplace and dual aspect as well as working surfaces to one wall and fitted cupboards. A door then leads through to a useful utility with further storage space and sink, oil fired central heating boiler, access to outside and a door through to a ground floor shower room.

On the first floor there are three double bedrooms all with attractive views, with two of the rooms benefiting from built in wardrobes. A well-appointed family bathroom then completes the first-floor accommodation.



#### **Outside**

Approached from a small lane by a gated entrance, the house stands in a comfortable plot which is well enclosed by mature hedging on all sides which provides plenty of privacy. The gardens are laid to lawn with a herbaceous border to the front of the house. To one side there is a detached brick-built garage (17 x 8'5) with an 'up and over' manual door and garden store at the rear (8' x 6'8).

A particular feature of the property is a modern home office or studio which lies in the rear garden and offers comfortable additional space for a variety of purposes. With bi-fold doors to the front along with power and lighting the building has been insulated and measures (19'x 8'6).

#### **Services and Considerations**

Mains water and electricity are connected. Private drainage system  
Oil fired central heating.

Tenure Freehold

Council Tax Band C / EPC E 41/78

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Broadband <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

#### **Agents Note**

The property was formerly subject to an agricultural condition, but a certificate of lawfulness was granted by Herefordshire Council on 20<sup>th</sup> June 2025, application number 250753. It is important that you advise your solicitor and mortgage provider (if required) to ensure they are aware of this change of planning consent.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Hallway leading through to sitting room / kitchen/breakfast—living area and utility





Three double bedrooms with supporting family bathroom



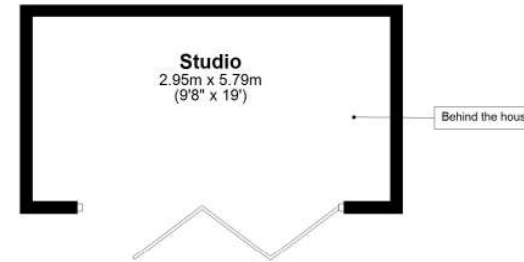
## Directions

What Three Words ///hilltop.pokes.informal

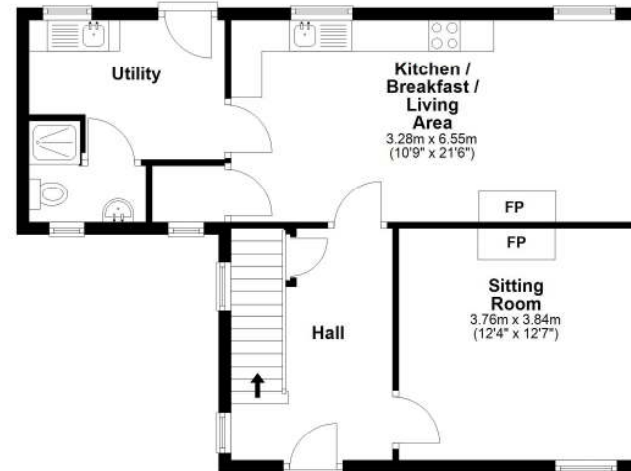
Proceed through Hereford on the A49 towards Ross on Wye, before turning right just before the bridge into Barton Road. Continue along this road into Breinton Road, before turning left towards Breinton itself. Continue out of the city passing the Water Works and turn left again just before a right-hand bend. Proceed over the brow of the hill and after a short distance the property will be found on the right-hand side.



## Ground Floor



## First Floor



Total area: approx. 109.7 sq. metres (1181.2 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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