



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Sunny Mead, Bartestree, Herefordshire, HR1 4BA

'Located towards the end of a private road in the village of Bartestree, about four miles east of Hereford, a substantial detached house with central heating, double glazing, double garage, workshop and surrounding garden areas'

£450,000 (Freehold)

Sunny Mead, Bartestree, Herefordshire, HR1 4BA

LOCATION

Sunny Mead is located about four miles east of the Cathedral City of Hereford in the village of Bartestree. Bartestree combined with its sister village of Lugwardine offers a village store, primary and secondary schools, public houses, community hall and playing fields. Hereford is within easy reach and offers a further range of shopping, leisure and recreational facilities together with higher educational establishments and bus and railway stations. To the east is the market town of Ledbury which also has a railway station and is accessible to the M50 Spur and the motorway network.

DESCRIPTION

Sunny Mead is an established detached house which is well planned, centrally heated and double glazed. On the ground floor there is a spacious entrance hall, two reception rooms, cloakroom, kitchen and a utility/conservatory to the rear, with three bedrooms and bathroom on the first floor. Adjacent to the property is a double garage block with further workshop and the property is set in its own surrounding gardens. With scope for updating and extending, subject to the obtainment of the local authority consent, the accommodation in more detail comprises:

ON THE GROUND FLOOR:

Entrance Porch

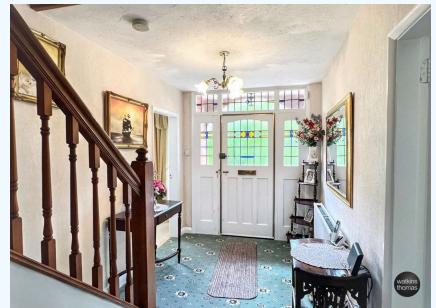
1.83m (6'0) x .76m (2'6)

With a feature archway of tiles and with an original door with leaded glass upper panels and with coloured glass panels adjacent and above, opening to:

The Reception Hall

4.75m (15'7) x 2.13m (7')

With stairway having wooden banister and hand rail to the first floor, under-stairs storage cupboard, radiator and with doors to the inner lobby, the dining room and:



The Sitting Room

4.27m (14'0) x 3.66m (12')

With a double glazed bay window to the front, double glazed window to the rear, picture rail and with a painted timber fire surround with marble inset and hearth and living coal effect gas fire. Radiator.



The Dining Room

3.66m (12'0) x 4.27m (14') (15' into bay)

With a double glazed bay window to the front, picture rail and marble fire surround and hearth. Radiator.



Sunny Mead, Bartestree, Herefordshire, HR1 4BA

The Inner Lobby

With tiled floor, arched opening to kitchen and a folding door to a LARDER CUPBOARD/STORE ROOM (3'10 x 2'5) with tiled floor.

The Cloakroom

1.65m (5'5) x .91m (3'0)

With white suite comprising low level wc and corner wash basin. Tiled floor, part tiled walls, double glazed window and radiator.

Kitchen

3.66m (12'0) x 2.69m (8'10)

With a double glazed window to the side and having wood fronted base cupboard and drawer units with working surface over, tiled surrounds and matching eye level cabinets to two walls. Fitted double electric oven, four ring gas hob with cooker hood over, recess for fridge and with a 1½ bowl sink unit with drainer and mixer tap. Radiator and tiled floor. Door to:



Garden Room/Conservatory/Utility Room

5.99m (19'8) x 2.29m (7'6)

With triplex roof over and single glazed elevation off a masonry base together with a door to the rear. Radiator, tiled floor and with a single drainer sink unit with mixer tap and fitted base cupboard, plumbing for washing machine and with a floor mounted gas fired boiler which provides central heating and domestic hot water.

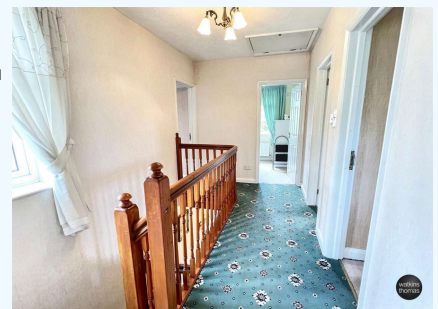


ON THE FIRST FLOOR:

Spacious Landing

3.86m (12'8) x 2.13m (7')

With access hatch to the part boarded roof space. Panel style doors then open to:



Bedroom 1

4.27m (14'0) x 3.66m (12')

With a double glazed window with blinds to the front, radiator and extensively fitted with units including double and single wardrobe cupboards, some of which are mirror fronted and with cabinets over the bed recess, bedside tables and display units together with a dressing table area with desk and drawer units. Radiator.

Sunny Mead, Bartestree, Herefordshire, HR1 4BA

Bedroom 2

4.32m (14'2") x 2.82m (9'3") (widening to 12')

With a double glazed window to the front. Radiator.



Bedroom 3

2.95m (9'8") x 2.21m (7'3")

With a double glazed window to the front. Radiator.

Bathroom

3.66m (12'0") x 2.74m (9')

Extensively fitted with four piece suite including off-set corner bath, wide shower cubicle with an electric shower unit, pedestal wash basin and low level wc. Double glazed window, double airing cupboard (floor to ceiling) with insulated hot water cylinder and ladder type radiator.



Potential Separate Wc

2.13m (7'0") x .76m (2'6")

With a double glazed window to the rear.

Sunny Mead, Bartestree, Herefordshire, HR1 4BA

OUTSIDE:

The property has the benefit of a stone driveway which leads across the front of the property to THE DETACHED DOUBLE GARAGE BLOCK (21'10 X 20'8 OVERALL) with a pair of up and over doors to the front together with electric light and power points. There is a personal door to the back garden and within part of the garage structure there is an OFFICE AREA. Adjacent to the main garage block there is a WORKSHOP (17'6 x 14') which has a pair of doors and a single door to the front.

Across the front of the built residence there is a concrete pathway which runs to the front of the garage block and around the side of the residence to the rear. The gardens comprise a side lawn with meandering border and an ornamental tree, a circular terrace and raised ornamental, kidney shaped, pond with pump. The lawn then swings to the rear of the property where there is a further patio/seating area and further lawn areas. Boundaries provided offer the property a good degree of privacy. There is a GREENHOUSE.



COUNCIL TAX BAND E

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

Sunny Mead, Bartestree, Herefordshire, HR1 4BA

SERVICES

It is understood that mains electricity, gas and drainage services are connected to the property. It is understood that the property has the benefit of a private water supply. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed east on the A438 towards Ledbury, pass through Lugwardine and in Bartestree, pass the village shop and turn immediately left along the unmade road, just beyond the bus stop, this is the turning before St James Close. Proceed along the lane and Sunny Mead will be identified on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

11th May 2026

ID42917

Sunny Mead, Bartestree, Herefordshire, HR1 4BA

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.