



MANOR CROFT BREINTON

HEREFORD HR4 7PJ

Asking Price £599,950
FREEHOLD

Occupying a wonderfully private setting within approximately one acre of established wraparound gardens and grounds, Manor Croft is a substantial and highly versatile four double bedroom detached home, bordered by farmland and offering an excellent sense of space and seclusion. The generously proportioned accommodation includes a spacious living room, kitchen/dining room, utility, two ground-floor double bedrooms both with en-suite facilities and two further double bedrooms with a family bathroom to the first floor. Outside, expansive lawns, mature gardens, a feature pond, extensive driveway parking and a range of useful timber outbuildings further enhance this impressive country home, which is offered for sale with the added benefit of no onward chain.



MANOR CROFT BREINTON

- Superb detached property • In glorious location • 4 bedrooms, 2 en-suites • Kitchen/dining room • Gardens & grounds approx 1 acre • Parking and outbuildings



Spacious Reception Hall

A welcoming and generously proportioned reception hall featuring attractive parquet flooring and a feature timber staircase rising to the first floor. Further features include two radiators, a central ceiling light and double-glazed window, with doors providing access to the principal ground-floor accommodation.

Living Room

A spacious and inviting reception room enjoying an excellent southerly aspect, with a large double-glazed window allowing plenty of natural light to fill the room. A particular focal point is the attractive open fireplace with stone surround and hearth, creating a warm and characterful feel. Further features include fitted carpet, coving, radiator and central ceiling light, whilst double-glazed French doors open directly onto the rear patio and garden beyond.

Kitchen/Dining Room

A generously proportioned kitchen and dining room providing an excellent space for both everyday family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base cabinetry complemented by ample work surfaces and a useful breakfast bar.

Integrated and fitted appliances include a four-ring electric hob with cooker hood above and double oven/grill, together with a stainless-steel sink and drainer. There is under-counter space and plumbing for a dishwasher, along with space for a freestanding fridge/freezer.

Two double-glazed windows provide plenty of natural light, with further features including recessed spotlighting and a radiator. There is ample room for a substantial dining table and chairs, with doors leading to the rear porch and utility room.

Utility Room

A particularly useful and well-equipped utility room, fitted with a further range of wall and base units with generous work surfaces and a stainless-steel sink and drainer. There is under-counter space and plumbing for both a washing machine and tumble dryer, together with two double-glazed windows, radiator and wall-mounted fuse box.

Doors provide access to the downstairs WC and a separate plant room, which houses the Worcester Bosch central heating boiler and hot water system.

Downstairs Cloakroom

Fitted with a low-level WC and wash hand basin, together with a radiator and double-glazed window.

Rear Porch

Providing a practical entrance from the garden, with fitted carpet, useful space for coats and outdoor wear, and a door opening directly onto the rear garden.

Bedroom One with En-suite

A spacious principal bedroom offering excellent proportions, with a double-glazed bay window to the front providing an attractive feature and allowing plenty of natural light into the room. There is ample space for freestanding wardrobes and bedroom furniture, together with fitted carpet, radiator and central ceiling light.

A door opens into the:

En-Suite Shower Room well appointed with a walk-in shower enclosure featuring a mains-fitment shower, bi-folding door and tiled surround, together with a wash hand basin and low-level WC. Further features include recessed spotlighting, radiator and double-glazed window.

Bedroom Two with En-suite

A generous second double bedroom enjoying views across the rear garden through double-glazed windows. An extensive range of fitted wardrobes with mirrored doors provides excellent storage, with further features including fitted carpet, radiator and ceiling light.

A door leads into the:

En-Suite Shower Room fitted with a large walk-in shower, wash hand basin and low-level WC, complemented by a chrome heated towel rail and double-glazed window.

First Floor Landing

The feature staircase rises to a spacious first-floor landing with fitted carpet, two ceiling light points and useful built-in storage cupboards. Doors provide access to the remaining bedrooms and family bathroom.

Bedroom Three

A well-proportioned third double bedroom with fitted carpet, radiator and central ceiling light. A double-glazed window overlooks the driveway, whilst an additional Velux window to the front enjoys attractive views across the neighbouring orchard.

Bedroom Four

An impressive and versatile fourth bedroom incorporating its own useful dressing area. The dressing area features fitted carpet, radiator, two Velux windows and excellent space for additional storage.

An opening continues into the main bedroom area, which offers generous proportions and benefits from fitted carpet, two radiators and ceiling

lighting. Natural light is provided by an additional rear-facing Velux window and a double-glazed window to the side, whilst a further built-in storage cupboard provides additional practicality.

Bathroom

Serving the first-floor bedrooms, the family bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin and low-level WC. The room is finished with tiled flooring and tiled surrounds and further benefits from a radiator and Velux window. A useful access door leads into additional eaves storage.

Gardens & Outbuildings

The property is beautifully positioned within approximately one acre of established wraparound gardens and grounds, creating a wonderfully private and peaceful setting. Mature hedging and trees form natural boundaries, providing an excellent degree of seclusion, whilst the gardens are bordered by adjoining farmland and enjoy an attractive rural backdrop.

Expansive areas of lawn sweep around the property, providing plenty of space for recreation, entertaining and family enjoyment, interspersed with an array of mature trees and established planting. To the rear, landscaped pathways meander through the gardens and lead to an attractive feature pond, creating a particularly charming and tranquil area of the grounds.

For those with an interest in gardening or growing their own produce, there are also productive vegetable beds, adding another practical and appealing dimension to the outside space.

Driveway & Outbuildings

A substantial driveway provides extensive off-road parking for numerous vehicles and leads to a useful range of timber outbuildings. These offer excellent flexibility for storage, workshop or hobby purposes and further enhance the versatility of the property.

Overall, the generous gardens and grounds are a significant feature of the home, combining privacy, space and maturity with an attractive countryside setting.

Directions

From Hereford City, proceed west on Whitecross Road, taking the second exit at the roundabout onto Kings Acre Road. After approximately 1 and a

half miles, take a left turn on Breinton Lane. After approximately half a mile, the property can be found on the right-hand side as indicated by the agents for sale board.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

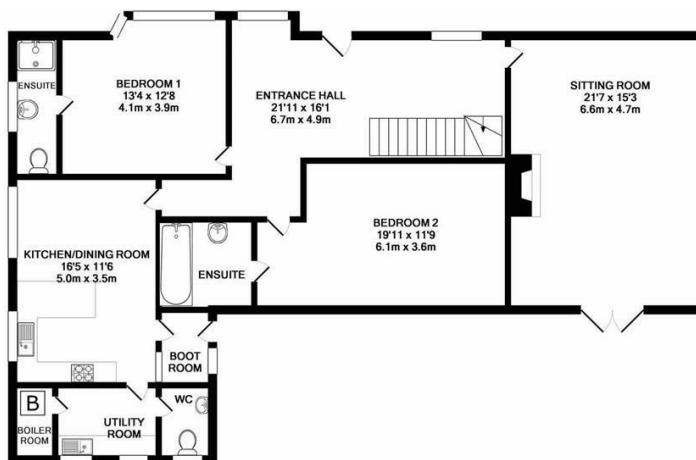
Freehold - vacant possession on completion.

Viewing Arrangements

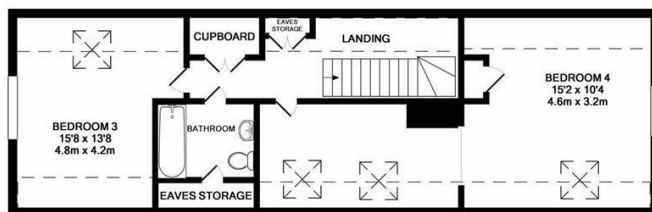
Strictly by appointment through the Agent (01432) 355455.

MANOR CROFT BREINTON





GROUND FLOOR
APPROX. FLOOR
AREA 1378 SQ.FT.
(128.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 782 SQ.FT.
(72.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2160 SQ.FT. (200.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Hereford Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

