8 POOL YARD

WOONTON, HEREFORDSHIRE HR3 6QL

Asking Price £525,000

FREEHOLD

Forming part of this exclusive development of just 8 properties, a spacious three bedroom detached home offering ideal accommodation for a young family or those looking to downsize. The property benefits from air source underfloor heating, solar PV, a single garage and driveway parking.

Flint & Cook

8 POOL YARD

• Newly built detached house • Single garage, parking & good sized garden • Three bedrooms, one en-suite • Ideal for a family or those looking to downsize • Forming part of this exclusive development • Air source heating with solar PV

Plot 8

Located on the left hand side of the development, this lovely 3 bedroom home has an attached garage which allows for a very generous first floor with en-suite bathroom to the master bedroom.

The open plan kitchen serves as a central hub to the house, seamlessly integrating cooking, dining, and socialising. This layout promotes a sense of togetherness, allowing family and friends to interact while preparing meals or enjoying time together.

With its spacious layout and premium finishes, this property is perfect for those seeking a seamless blend of luxury, style, and tranquillity within the countryside

Quality & Specification

Plot Eight is finished to an exceptional standard, combining contemporary elegance with sustainable, energy-efficient design. The property features engineered oak flooring to the open plan living areas, concrete-effect porcelain tile in entranceway, kitchens and bathrooms with wool carpets to the bedroom area. The bathrooms and en-suites are fitted with sleek, contemporary fixtures.

Comfort and efficiency are delivered through underfloor heating powered by air source heat pumps, MVHR, solar PV, and high levels of insulation and airtightness. Energy-efficient composite windows and doors, feature wood-burning stoves, and high-quality finishes throughout complement the property's refined interiors. Externally, the home is beautifully detailed with grey-stained vertical timber cladding, a metal standing seam roof, and handmade brick chimneys, combining modern design with timeless character.

The Development

A bespoke new development of just eight residential dwellings, set in the beautiful village of Woonton near Almeley in the heart of Herefordshire. This exclusive collection of highly specified, design-led contemporary homes offers luxury modern living within a stunning rural setting. Carefully crafted and built by respected local family-run developer JDW Homes Ltd, the development combines thoughtful architecture, premium finishes and countryside surroundings to create an exceptional place to call home.

Set within the unspoilt Herefordshire countryside, Pool Yard is an exclusive contemporary development that combines refined architectural design with sustainable modern living. Defined by clean lines and high-quality materials, the homes offer an elegant yet practical approach to rural luxury.

Designed by acclaimed local architects RRA Architects, each residence features generous open-plan living spaces, enhanced by floor-to-ceiling glazing that fills the interiors with natural light and frames far-reaching views across the surrounding landscape.

Thoughtfully landscaped with native planting to enhance biodiversity, the development also benefits from beautifully maintained shared green spaces, creating a tranquil setting and a strong sense of community. Pool Yard offers a rare opportunity to enjoy sophisticated countryside living within a carefully considered and exclusive environment.

Location

Woonton is a charming and highly tranquil Herefordshire village, surrounded by gently rolling countryside and unspoilt

rural beauty. Defined by traditional stone cottages, open farmland and a strong sense of heritage, the village offers an enviable balance of privacy and community. Pool Yard is discreetly positioned on the former farmyard of the adjoining Pool Farm, enjoying a peaceful setting with scenic walks and far-reaching views on the doorstep—an exceptional location for refined countryside living.

Sustainability & Environment

Designed with sustainability at its core, the homes at Pool Yard combine environmentally responsible materials with advanced energy-efficient technology. Highly insulated construction, energy-efficient glazing and composite doors ensure excellent thermal performance, while air source heat pumps, underfloor heating, MVHR systems and solar PV panels significantly reduce energy consumption and running costs. Smart home technology allows residents to monitor and control energy use remotely, enhancing efficiency and convenience. Thoughtful design features such as roof gardens, balconies, pedestrian pathways and cycle routes encourage a strong connection with nature and promote a more sustainable, active lifestyle, all without compromising on comfort or luxury.

Agents Note

1. There will be a 10 year PCC warranty

Reservation Fee - £1,500 - refundable subject to sales code of practice.

Directions

Reverses.neater.mining

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, electricity and drainage are connected. Air source heat pump & Solar PV.

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.

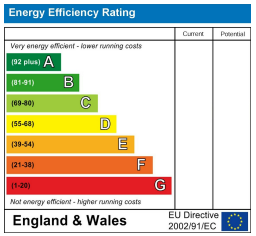
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

8 POOL YARD



EPC Rating: Hereford Council Tax Band: New Build

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