



3 POOL YARD

WOONTON, HR3 6QL

£345,000
FREEHOLD

Forming part of this exclusive new development, a superbly finished two double bedroom mid terraced home with single garage & parking. Making an ideal home for first time buyers trying to get on the ladder or for those looking for a bolt hole or downsizing for a peaceful life in this beautiful rural location.



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- Mid terraced home
- Two double bedrooms & open plan living space
- Ideal for first time buyers/ those looking to downsize
- Single garage & parking
- Finished to a high standard throughout
- Part of this exclusive new development



Plot Three

Situated centrally within a terrace of three homes on the right-hand side of the development, Plot 3 is a beautifully designed contemporary two-bedroom home. It features a light-filled open-plan kitchen and living space, two generous double bedrooms, a stylish family bathroom, and a private garden ideal for outdoor living. With dedicated parking and access to a single garage, this elegant terrace combines modern comfort, high-quality finishes, and the tranquillity of countryside living.

Quality & Specification

This contemporary two-bedroom home has been finished to an exceptional standard, combining style, comfort, and energy-efficient performance. Interiors feature engineered oak flooring to the open-plan living areas and bedroom spaces with concrete-effect porcelain tiles to the kitchen and bathroom. The home benefits from underfloor heating powered by air source heat pumps, MVHR, solar PV panels, and highly insulated construction, ensuring year-round comfort and efficiency. Energy-efficient composite windows and doors, a feature wood-burning stove, and high-quality contemporary bathroom fittings complete the refined specification, creating a modern home designed for both practicality and elegance.

The Development

A bespoke new development of just eight residential dwellings, set in the beautiful village of Wootton 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

Wootton 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 & The 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. 100% developer stamp duty contribution, subject to terms and conditions.
2. There will be a 10 year PCC warranty

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

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.

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

EPC Rating: 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

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