



Solace

Bartestree
Hereford
HR1 4BY





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Situated in the charming village of Bartestree, a newly constructed 4 bedroom, 4 en-suite home offers a perfect blend of modern living and peaceful surroundings, with air source under floor heating, a open plan living, high-quality fitted kitchen, an additional family room, 4 fantastic bedrooms with en-suites, a good sized garden area, a large double garage and driveway with electric gates.

Situated in the charming village of Bartestree, Hereford, this newly constructed four bedroom, four en-suite home offers a perfect blend of modern living and peaceful surroundings. Immaculately presented, the property boasts a contemporary design that is sure to impress. With an architects warranty in place, you can rest assured that this home has been built to the highest standards.

Situated on a private road, the location is both quiet and peaceful, making it an ideal retreat from the hustle and bustle of everyday life. The popular village setting provides a sense of community while still being conveniently close to local amenities.

This property is sold with no onward chain, allowing for a smooth and straightforward purchase process. This home presents an excellent opportunity to enjoy a comfortable lifestyle in a desirable area. Don't miss the chance to make this stunning house your new home.

The property benefits from air source under floor heating, a fantastic open plan living space with a beautifully fitted kitchen, an additional family room, four fantastic bedrooms with en-suites, a good sized garden area, a large double garage and fantastic driveway with electric gates. A viewing is highly recommended.

Open-plan Living

This striking property boasts a vast open-plan living space measuring 8.84 by 9.75 metres (29 by 32 feet), where sleek black cabinetry and a central island with a marble countertop set the tone for modern elegance. The room features large sliding doors that flood the space with natural light and provide seamless access to the lush rear garden. A stylish dining area and comfortable seating blend effortlessly within the room, enhanced by two skylights and dark herringbone flooring that add depth and character.

Second Kitchen

The second kitchen, measuring 2.77 by 3.53 metres (9'1" by 11'7"), offers a compact and practical space with black cabinetry and integrated appliances. A window brings in natural light, while the layout maximises functionality, ideal for additional cooking or catering needs.

Family Room

A generous family room measuring 5.49 by 4.88 metres (18 by 16 feet) provides a versatile space for relaxation or entertainment. Positioned to benefit from the peaceful surroundings, creating a flexible setting for family life.



Bedroom 1

Offers a spacious and tranquil retreat measuring 3.97 by 4.89 metres (13 by 16 feet), complemented by a dedicated dressing area and a luxurious en-suite bathroom. The bedroom features large sliding glass doors that open to the rear garden, allowing natural light to fill the space and creating a strong connection to the outdoor area. Soft carpeting and neutral walls enhance the calm atmosphere.

Bedroom 2

Well-sized double room measuring 4.76 by 3.66 metres (15'7" by 12 feet), with a large window overlooking the garden. It benefits from an en-suite bathroom with modern fixtures and a bathtub, creating a comfortable and private sleeping space with light carpeted flooring.

Bedroom 3

Measuring 4.62m x 3.66m (15'2" x 12'0"), this generously sized room benefits from an en-suite bathroom and large windows with views over the garden. Finished with neutral-toned carpeting, it offers a bright and relaxing space, ideal for family or guests.

Bedroom 4

Measuring 3.50m x 4.18m (11'6" x 13'8"), this well-proportioned bedroom includes its own en-suite bathroom and a garden-facing window. With neutral décor and carpeted flooring, it provides a quiet, comfortable, and inviting retreat.

En-suite Bathrooms

The en-suite bathrooms are elegantly tiled with modern fixtures including showers, basins, and toilets. They complement their respective bedrooms with sleek designs and high-quality finishes, ensuring privacy and comfort.

Garage

The garage is a substantial space measuring 6.40 by 6.40 metres (21 by 21 feet), offering ample room for vehicles and additional storage with electric roller door to the front, fitted appliances to include a washing machine & tumble dryer with extra storage space. It connects directly with the second kitchen and plant room, making it a practical hub for household needs.

Front Exterior

The front exterior features a modern façade with a white render finish, large black-framed windows, and a paved driveway with electric gate leading to the double garage. The entrance porch is stylishly designed with a solid black door and sidelights, creating a welcoming and contemporary first impression.

Rear Garden

The rear garden is a large, well-maintained expanse of lawn bordered by a neat fence, providing a private and open outdoor space ideal for family activities, playtime, or simply enjoying the outdoors in a tranquil setting. A paved patio runs alongside the house, perfect for outdoor seating and entertaining. The property also benefits from a new luxurious hot tub.

Price - £985,000

General Information

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage is connected.
Air-source heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

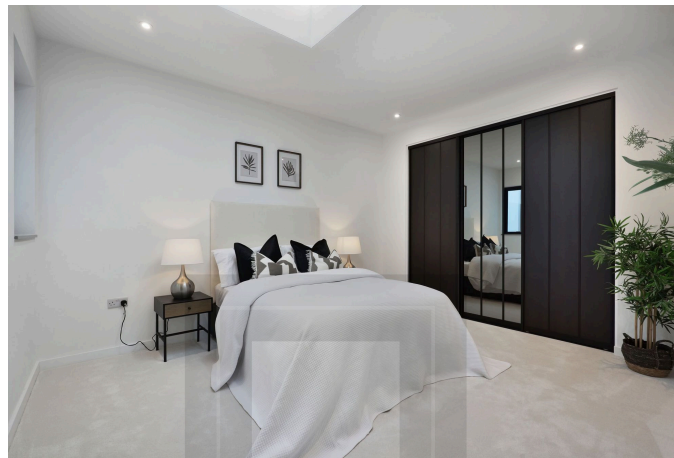
Money Laundering Regulations

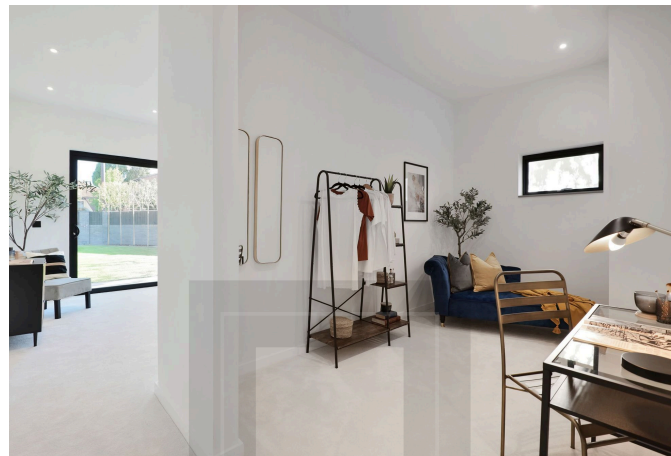
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

JC FC00958 July 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



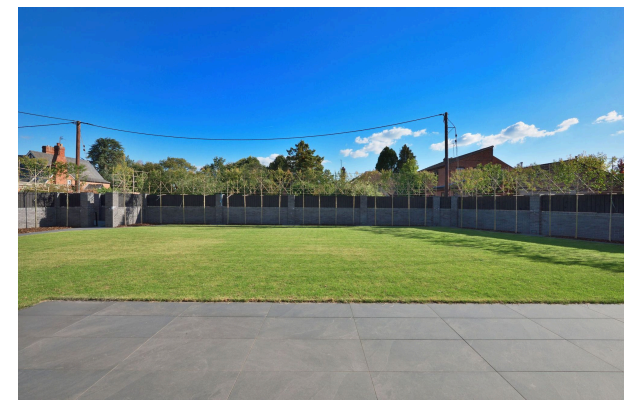




Ground Floor
Approx. 313.3 sq. metres (3372.4 sq. feet)



Total area: approx. 313.3 sq. metres (3372.4 sq. feet)



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

