



Seabourne House Sutton St. Nicholas, Hereford, HR1 3AU



**Sunderlands**  
Residential Rural Commercial



**Seabourne House  
Sutton St Nicholas  
Hereford  
HR1 3AU**

Summary of Features

- Grade II listed home offering flexible living accommodation
- Detached barn with adjoining workshop
- Grounds extending to about 0.8 of an acre with formal garden area.
- Accommodation arranged over two floors with potential to form further bedrooms

**Offers Over £700,000**

A classic Grade II listed home offering flexible living accommodation arranged over two floors with the benefit of an unconverted cellar as well as second floor attic rooms offering much scope for conversion to form additional bedrooms. The property is gas central heated with two principle reception rooms of good size and two further rooms, a spacious kitchen with vaulted ceiling with utility area and cloakroom. A central hallway running the length of the house has doorway to the cellar as well as a feature staircase leading up to the First Floor landing off which there are three double bedrooms, a nurse box room and shower room. An inner staircase gives access to the attic storage rooms offering much potential for conversion subject to any planning permissions.

One of the many features of this property are its grounds, extending to about 0.8 of an acre with formal garden area, parking and also features a detached barn with adjoining workshop and has development potential for an additional dwelling subject to any planning consents.

An ideal home for buyers looking for a characterful property with many attributes being within woking distance of the village pub and school.

**Location**

Sutton St Nicholas lies about two miles north of Hereford city centre, being a sought after village for its convenience but also a popular primary school and its other facilities such as pub, village hall and bus service into Hereford. There are many enjoyable walks around the surrounding countryside. Hereford offers many facilities.

Accommodation in more detail as follows:

**Front Door**

Leads to -

**Reception Hall**

Running through the centre of the house with rear door to outside, door to cellar, stairs to First Floor and door to Study.

**Study**

With fireplace, sash window front and cupboard.

**Sitting Room**

Having open fireplace, deep curved bay window to rear and radiator.

**Living Room**

Having open fireplace, deep curved bay window, radiator and door through to -

**Dining Room**

With range and hearth, sash window to front and radiator.

**Kitchen/Breakfast Room**

A feature room with ceiling up to apex height with range of exposed ceiling beams, a range of base and eye level units with work surface area and inset sink, space for range cooker, space for fridge freezer, four ring ceramic hob, central island with work surface and further units under and fitted double oven. Door to outside and arch through to -

**Utility**

Having a range of fitted units, work surface area, space for appliances, wall mounted gas central heating boiler, door to garden and door to -

**WC**

Having work surface with units, space for washing machine, toilet and vanity wash hand basin.

From the Reception hall, stairs lead down to the cellar measuring approximately 13x30ft.

Stairs lead from the Entrance Hallway leading to the First Floor.



### Landing

Doors off to bedrooms.

### Bedroom One

Having fireplace, radiator.

### Bedroom Two

Built in storage cupboard and period fireplace.

### Bedroom Three

Built in storage and period fireplace.

### Shower Room

Having cubicle with shower, separate toilet, vanity wash hand basin, heated towel rail.

### Box Room/Dressing Room

With sash window.

A door from the main landing leads to an inner landing and a stair case, leading to the Second Floor.

### Attic Space

This area divides into four separate rooms and offers much potential to form further living accommodation subject to any planning requirements.

### Outside

The property sits nicely on its plot of about 0.8 acres with a wide gardened area to the front with mature trees, some fruit with hedge boundaries, a parking area which in turn gives access to the detached barn/workshop. The principle barn measures about 19x4.85m being primarily brick built with part tiled corrugated roof over. To the side there is a workshop measuring 4.85x4.30m max.

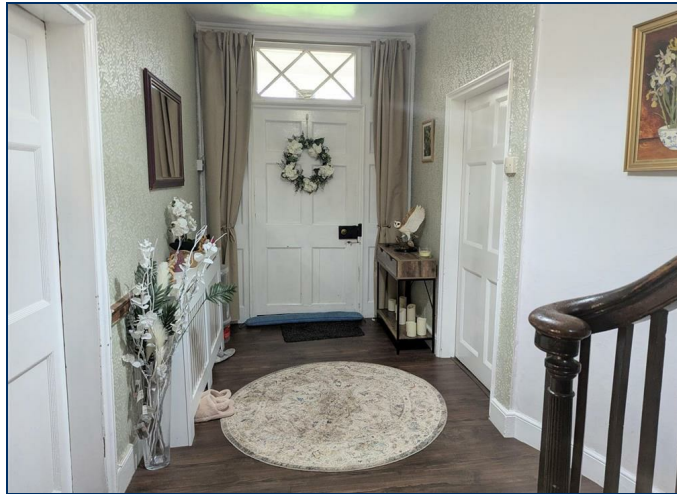
The rear gardens are enclosed within hedges and are principally again, laid to lawn and intersperse with fruit trees etc. Ideal for keen gardeners.

### Council Tax Band

E

### Services

Mains, water, electric, gas are connected to the property. Gas central heating system. The drainage is private and is in need of replacement.





### **Tenure**

Freehold.

### **Directions**

Leave Hereford north over Aylestone Hill until it joins the roundabout on the A4103 Worcester Road. Proceed straight over following the signs to Sutton St Nicholas and once entering the village at the cross roads, turn left where the property can be seen shortly on the left hand side.

### **Anti Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

**Sunderlands**

**Hereford Branch**

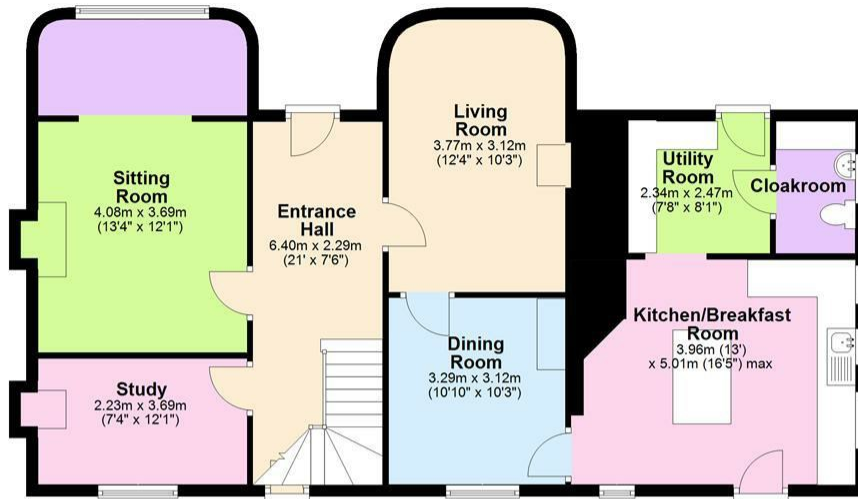
Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email:  
hereford@sunderlands.co.uk

**Hay-on-Wye Branch**

3 Pavement House, The  
Pavement,  
Hay on Wye, Herefordshire HR3  
5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

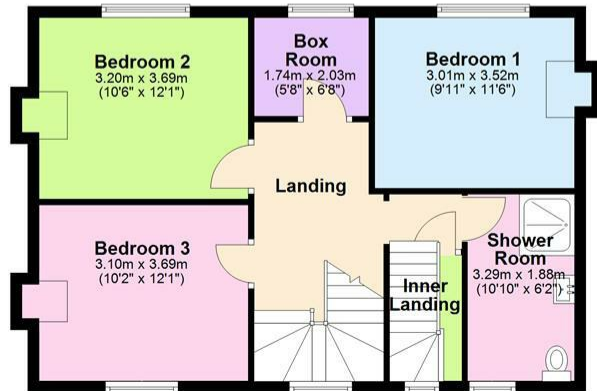
**Ground Floor**

Approx. 105.0 sq. metres (1130.7 sq. feet)



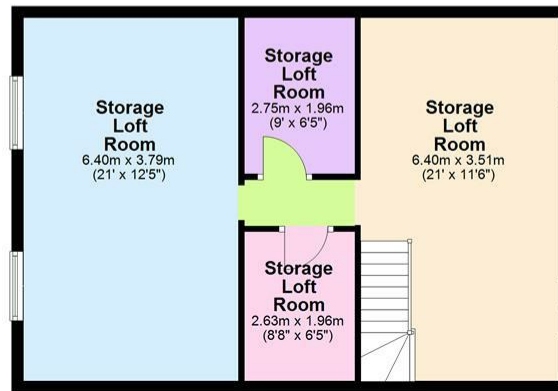
**First Floor**

Approx. 60.4 sq. metres (649.7 sq. feet)



**Second Floor**

Approx. 60.5 sq. metres (651.4 sq. feet)



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

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.