



Harwood Court

Lumber Lane, Whitestone, Hereford, Herefordshire, HR1 3NE

Harwood Court

Substantial Detached Five Double Bedroom House with Annexe, Large Double Garage /Workshop, 3.5 Acres of Gardens & Paddock. Offering Great Versatility for Multi Generational Living. Situated in a Rural Location between the Villages of Lugwardine & Withington, with Easy Access to Hereford City Centre

THE PROPERTY

- Entrance Hall with Large Understairs Storage for Coats & Boots
- Good Sized Kitchen with Exposed Beams, Fitted Units & Breakfast Bar. Electric Oven with Induction Hob, Integrated Dishwasher & Fridge – Large Window Overlooking Expansive Terrace & Lawn. Door to Terrace
- Dining Room with Exposed Beams & French Doors to Terrace. Double Doors Open to
- Sitting Room with Large Window Overlooking Terrace & Garden. Ornate Wood Fireplace with Electric Fire.
- Study/Downstairs Bedroom
- Utility Room & Separate Downstairs Toilet
- Main Bedroom with Fitted Units, Double Aspect with Far Reaching Views, Ensuite Bathroom with Separate Shower & Airing Cupboard
- Three further Double Bedrooms one with Basin
- Family Bathroom with Separate Shower

THE ANNEXE - Optional

- Large Double Aspect Family Room/Annexe Sitting Room with Laminate Floor & Door to Terrace & Garden
- Second Kitchen with Fitted Units & Integrated Oven & Gas Hob
- Vast 42 ft Bedroom/Sitting Room with Ensuite Shower Room
- Large Games Room/Integral Garage





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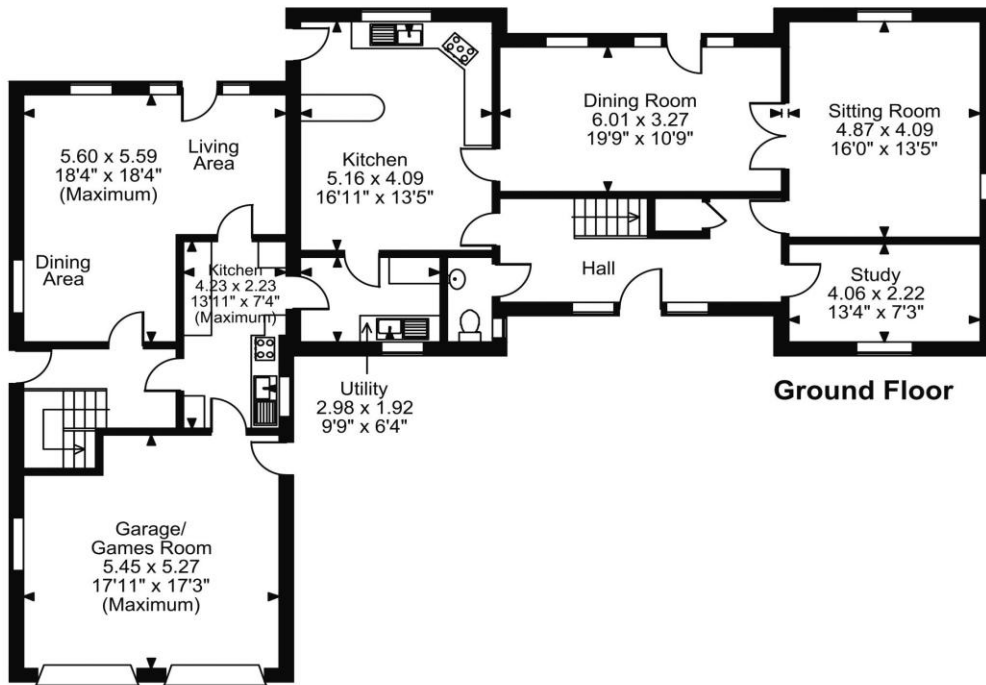
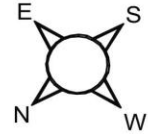
Approximate Gross Internal Area

Main House = 2002 Sq Ft/186 Sq M

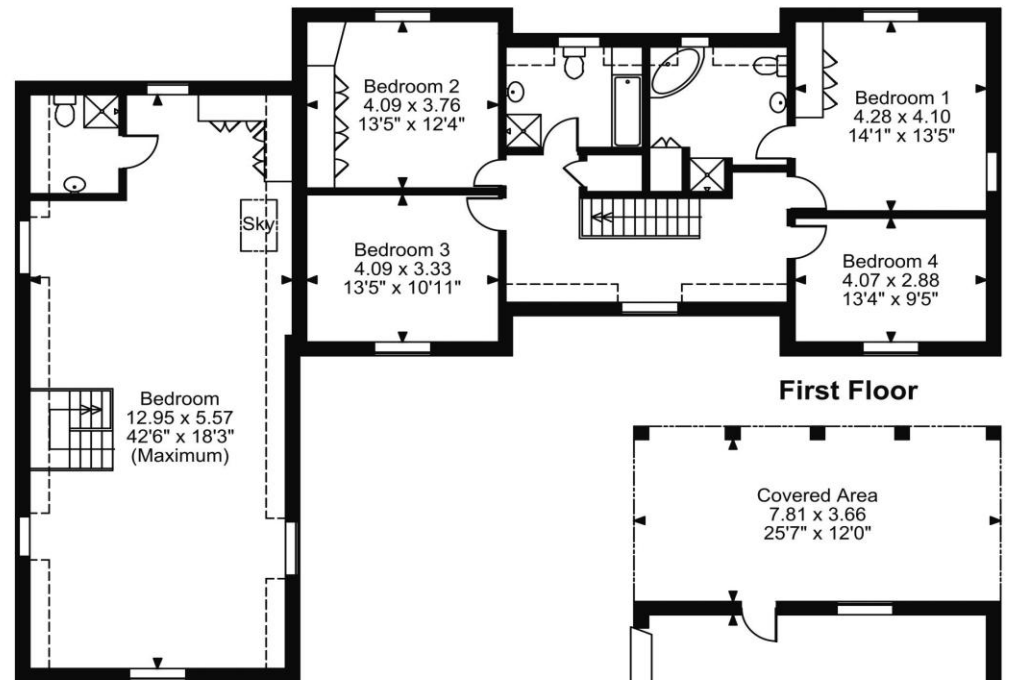
Garage = 912 Sq Ft/85 Sq M

Annexe = 1106 Sq Ft/103 Sq M

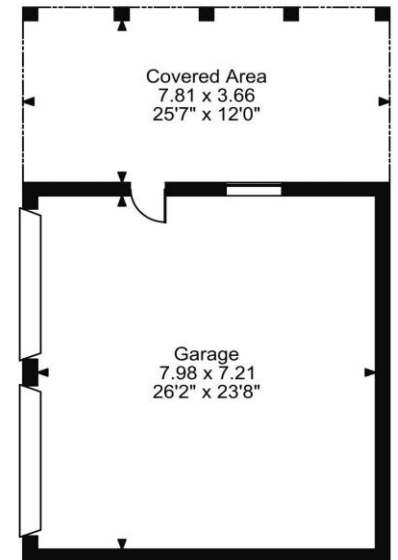
Total = 4020 Sq Ft/374 Sq M



Annexe Ground Floor



Annexe First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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THE OUTSIDE

- Garden & Grounds of 3.5 Acres including
- 2.23 Acre Paddock Suitable for Grazing
- Large Flat Lawned Garden with Established Borders
- Substantial South Facing Terrace
- Large Double Garage & Workshop with Electric Up and Over Doors, Large Storage Space Above, Pedestrian Door to Covered Lean-to
- Bespoke Entrance Gates
- Private Drive with Plenty of Parking

THE SITUATION

- Situated on a Country Lane within a mile of both Withington & Lugwardine
- 3.5 Miles to Hereford with Shops, Schools & Mainline Station

PRACTICALITIES

- Council Tax Band G – Herefordshire District Council
- Mains Gas, Electricity, Water & Drainage
- Mains Gas Central Heating
- Double Glazed Throughout
- Broadband – Ultrafast Openreach & Starlink

DIRECTIONS

What3Words: crumbles.bother.juror

HR1 3NE – Head East out of Hereford on the A4103 Worcester Road. From the Aylestone Hill roundabout continue on the A4103 for 1.5 miles. At the small X roads turn right on Lumber Lane towards Lugwardine. The entrance to the house is 200 yds on the left hand side


COUNTRY
&
CLASSIC

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