



The Studio, Hagley Court Close Bartestree, Hereford, HR1 4BX



**Sunderlands**  
Residential Rural Commercial



**The Studio, Hagley Court Close  
Bartestree  
Hereford  
HR1 4BX**

**Summary of Features**

- Detached property
- Three bedrooms
- Sought after village location
- Various gardens and outdoor space
- Spacious and flexible accommodation
- No onward chain

**Asking Price £375,000**

Nestled in the charming village of Bartestree, Hereford, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining. One of the standout features of this home is its spacious and flexible accommodation, allowing for a variety of living arrangements to suit your needs. The property is set in a sought-after location, tucked away in a quiet position, ensuring peace and tranquillity while still being close to local amenities. The various gardens and outdoor spaces provide an excellent opportunity for gardening enthusiasts or simply enjoying the fresh air in your own private retreat. With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this house in Bartestree is a wonderful opportunity not to be missed.

**Location**

The thriving village of Bartestree is situated just 3½ miles east of the Cathedral City of Hereford and is affiliated with the neighbouring village of Lugwardine. The village is well served with a local shop, active village hall with cricket pavilion, public house and is within easy reach of nursery school and both primary and secondary schools. Hereford City Centre offers a comprehensive range of facilities and amenities including Hereford County Hospital, Sixth Form and College of Technology, shops, supermarkets, restaurants, schools, theatre and cinema. There is also a railway station with direct trains to Birmingham New Street, Manchester Piccadilly, Cardiff and London Paddington.

**Accommodation**

The spacious accommodation comprises: Garden room, kitchen, living/dining room, three bedrooms, en-suite bathroom and family bathroom.

**Garden room**

Upon entering the property, you are first welcomed by the charming garden room—a light-filled and inviting space that sets the tone for the rest of the home. Bathed in natural light from an array of windows, this room creates a bright and airy atmosphere throughout the day. The tiled flooring adds both practicality and style, making it a durable and elegant transition area. Serving as a central hub, the garden room provides access to all principal rooms within the property, offering

both convenience and flow. Its adaptable layout makes it a versatile space—perfect for use as a sunroom, reading nook, informal sitting area, or even a home office.

**Kitchen**

The kitchen is fitted with matching wall and base units for a cohesive look, sink drainer unit below a large front-aspect window allowing plenty of natural light. Space for a free-standing gas oven and hob and designated areas for white goods.

**Living/dining room**

At the heart of this charming home lies the spacious living/dining room—a true focal point for everyday living and entertaining alike. This inviting area boasts plush carpeted flooring that adds warmth and comfort underfoot, while large windows frame delightful views of the garden, flooding the space with natural light and creating a serene backdrop. A central wood-burning stove serves as both a practical and aesthetic centerpiece, offering a cosy ambiance during colder months. The room is further enhanced by exposed timber beams, which lend authentic character and rustic charm, perfectly blending traditional features with everyday functionality.

**Bedroom one & en-suite**

Bedroom one is a generously sized double bedroom. A standout feature of this room is the variety of windows, which not only provide an abundance of natural light but also create a bright and airy atmosphere throughout the day. In addition, a door opens directly onto the garden, offering a seamless indoor-outdoor connection and a tranquil view of the surrounding greenery. The bedroom includes a double built-in wardrobe, providing ample storage space for clothing and personal items while keeping the room uncluttered. An added luxury is the en-suite bathroom, which is fitted with a full-size bathtub, a low-level WC, and a wash hand basin.

**Bedroom two**

Bedroom two is a double bedroom accessed via the rear hallway or garden room. It features a front-facing window and includes a built-in storage cupboard.

**Bedroom three**

Bedroom three is a single bedroom featuring a front-aspect window that allows natural light in, and includes a built-in storage cupboard for convenience.



### Bathroom

The bathroom is fitted with a three-piece suite comprising a disability-friendly bathtub with easy access and support features, a low-level WC for convenience, and a wash hand basin. A rear aspect window providing plenty of natural light.

### Outside

One of the true highlights of this property is its exceptional outdoor space, thoughtfully designed to offer beauty, privacy, and versatility. Approached via a private drive, the exterior begins with ample off-street parking for multiple vehicles, as well as a single garage featuring an up-and-over door and convenient rear access. This welcoming entrance sets the tone for the expansive and well-maintained grounds that follow. The garden is cleverly divided into three distinct sections, each bursting with a rich variety of mature trees, vibrant shrubs, flowering plants, and ornamental bushes. These diverse plantings not only provide year-round interest but also enhance the sense of seclusion, with well-established hedging forming a natural boundary around the perimeter.

To the side of the property, a charming patio area offers an ideal spot to relax and soak up the sun—a perfect setting for alfresco dining or a quiet morning coffee. At the rear, a raised decking area provides a covered seating section, ideal for enjoying the garden in all seasons. Just beyond this, a tranquil pond is framed by attractive paving and surrounded by a wonderful selection of trees, creating a peaceful and picturesque retreat. Additionally, the front aspect of the property continues to impress, extending further down the private drive and offering a dedicated space for cultivating vegetables or expanding the garden further to suit individual tastes.

### Services

We understand mains water and electricity are connected to the property. Private drainage. Gas central heating.

Herefordshire Council Tax Band - E

Tenure - Freehold

### Directions

From Hereford: Head out of the city on the A438 towards Ledbury, on entering Bartestree, continue through the village taking the last right hand turn down Longworth lane. Follow the lane for approximately 1/4 mile, take a right hand turn just before the national speed limit signs. Continue along this track where the property will be located at the end.

What3words - [///table.desiring.gossip](https://www.what3words.com/#!/table.desiring.gossip)

### 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.





## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            | <b>68</b>   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   | <b>23</b>                  |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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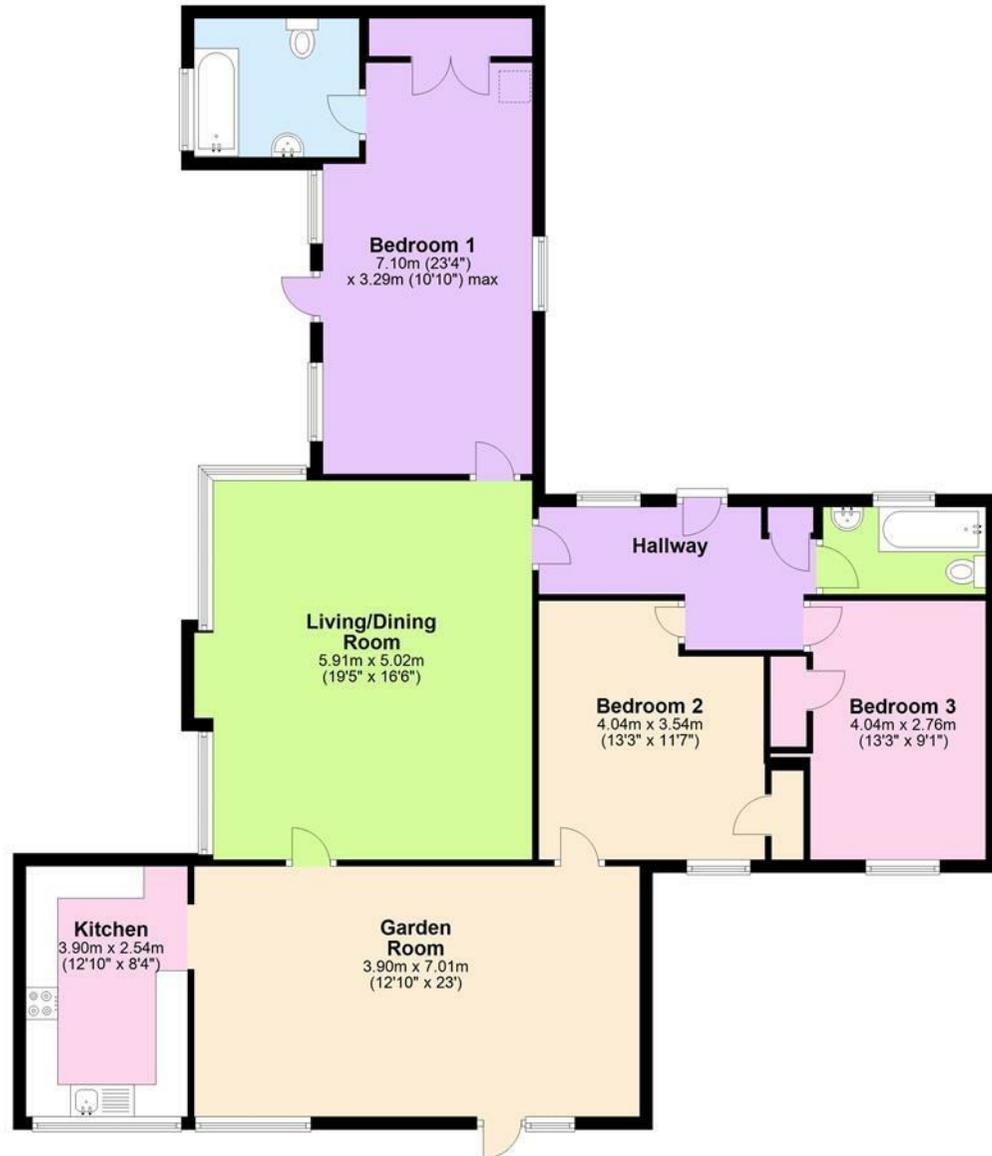
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**Ground Floor**  
Approx. 134.9 sq. metres (1451.6 sq. feet)



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.