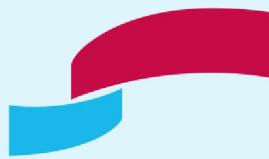




The Royal Oak Lower Portway, Burghill, Hereford, HR4 8NQ

 **Sunderlands**  
Residential Rural Commercial



# Sunderlands

Residential Rural Commercial

## The Royal Oak Lower Portway Burghill Hereford HR4 8NQ

### Summary of Features

- Detached stand alone property enjoying lots of character
- 16 acres of orchard and paddock
- 4 bedrooms, 3 receptions
- Barn with further outbuildings
- Views over farmland

### Price Guide £735,000

Detached individual house  
Much character throughout having 4 bedrooms  
16 acres of gardens, paddock and orchard. Outbuildings  
4 miles North of Hereford near to village of Burghill

A substantial detached stand alone property which has been in the family for almost 100 years over which time it has been a pub and now a home. It was significantly extended in the 1970's to form the current accommodation, which is full of character having a half-timbered façade, stone fireplaces, wood paneling to the sitting room and exposed beams. The accommodation is oil fire central heated and comprises: three reception rooms, Kitchen with oil Aga and to the First Floor, four bedrooms, En-Suite Shower and family Bathroom. A particular feature of the property are the extensive grounds which extend to about 16 acres in total some being garden area with pond and the remainder four paddocks including orchard areas. There are a range of outbuildings including a detached barn garage/workshop and useful outsheds. The property would ideally suit someone looking to hobby farm or with equestrian interest.

#### Situation

The property stands proudly on a slightly raised position enjoying fine views to the north and west of the surrounding countryside. Lower Portway lies in the Parish of Burghill about four miles north of Hereford being also strategically well placed for Leominster and some of the other market towns. Burghill itself has a farm shop, golf course, church, village hall and bus service into Hereford centre.

#### Accommodation

##### Open Porch

With front door leads to -

##### Reception Hall

With door through to good sized Reception Room.

##### Reception Room

Originally being the Lounge/bar area having stone fireplace with inset wood burning stove, window to front, wall panelling to dado height, radiator opening to original bar area with counter and door to -

##### Storeroom

With shelving.

##### Sitting Room

A room full of character with stone fireplace with wood

burning stove, wood panel walls, exposed timber studding, radiator and window to front. Door through to -

##### Cloakroom

With wash hand basin, WC low flush suite and window.

##### Utility Room

Having stainless steel single drainer sink, plumbing space for washing machine, shelving and door to outside.

##### Rear Hall

With stairs up to First Floor, tiled flooring, door out to -

##### Rear Lobby

With glazed windows and door to outside, 'Fire bird' oil fired central heating boiler.

##### Dining Room

Having two second glazed windows and two radiators.

##### Kitchen

Having a range of base and eye level units with work surface area, inset double bowl sink, inset oven, oil fired 'Aga', windows.

From the rear Hallway, the stairs lead to -

##### First Floor

##### Landing

Being in two parts, with a rear landing area with window overlooking countryside, radiator and a front area of Landing with double cupboard and window to the front.

##### Bathroom

Comprising bath, separate shower cubicle, wash basin, WC low flush suite, second glazed window and radiator

##### Bedroom One

Being a good sized double room with radiator, second glazed window, door to -

##### En-suite Shower

Comprising shower, WC low flush suite, wash hand basin, second glazed window.

##### Bedroom Four

Having two second glazed window with views to the rear.

##### Bedroom Two

Having old fireplace, window to front and radiator.

##### Bedroom Three

Having old fireplace, window to front and radiator.



## Outside

To the front of the property there is an area of parking and garden with field gate giving access to the one paddock and also to the barn. The drive extends between the barns to the rear to a further parking area and the other outbuildings. There is a large natural pond and a lawn garden area extending to the other side. The outbuildings include Barn (10.5m x 4m) being subdivided and room over. Attached to the rear are leanto Outsheds (3.5m x 5.3m) of corrugated construction. There is also a Garage/ Workshop (6m x 9.6m) of timber construction with adjoining Woodshed.

## The Land

In total the land extends to approximately 16 acres, which are divided into four paddocks some having cider fruit trees and enclosed within hedging etc. There is a good-sized pond.

The property would ideally suit someone with equestrian or hobby farming interests. The property offers much potential having lovely views over farmland particularly in a westerly direction.

## Services

Mains water and electricity. Private drainage. Oil fired central heating.

## 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

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		39
(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.