



# Blest Acre

Ullingswick, Hereford, Herefordshire, HR1 3JQ



COUNTRY & CLASSIC

## Blest Acre

Striking Detached Three Bedroom Huf Haus in a Stunning Setting with Fabulous Panoramic Views. Positioned in 1.5 Acres of Wrap Around Garden & Orchard with Separate Studio offering Annexe Options, Garage/Workshop, Garden Store & Greenhouse. With Signature Floor to Ceiling Windows and Open Plan Interior the House is Flooded with Natural Light connecting the Outside to the Inside. A Huf Haus Designed for Well Being, Exceptional Insulation, Airtightness & Energy Efficiency. Situated on a Quiet Rural Lane within the Village of Ullingswick, with Pubs, Village Shops & Primary Schools close by. Easy Access to Hereford, Ledbury, Bromyard & Leominster

### THE PROPERTY

- Large Wide Entrance Hall with Full Length Glazed Windows
- Open Plan Kitchen/Dining/Sitting Room with Floor to Ceiling Windows Maximising the Fabulous Outlook & Views
- Fully Fitted Kitchen with Integrated Fridge, Double Oven & Induction Hob. 1.5 Sink with Large Window Overlooking Terrace & Garden
- Superb Open Plan Sitting Room with Floor to Ceiling Windows Bringing Exceptional Light into the Space, Glazed Door Opening to Terrace & Garden
- Large Fully Fitted Utility Room with Back Door
- Downstairs Cloakroom
- Separate Boiler Room with External Access
- Stairwell with Floor to Ceiling Window Overlooking Garden & Driveway
- Main Bedroom with Dressing Area & Ensuite Bathroom with Separate Shower – Balcony with Stunning Views Across Open Countryside
- Two Further Double Bedrooms with Adjoining Balcony offering Far Reaching Views to the East
- Large Family Shower Room with Velux Window

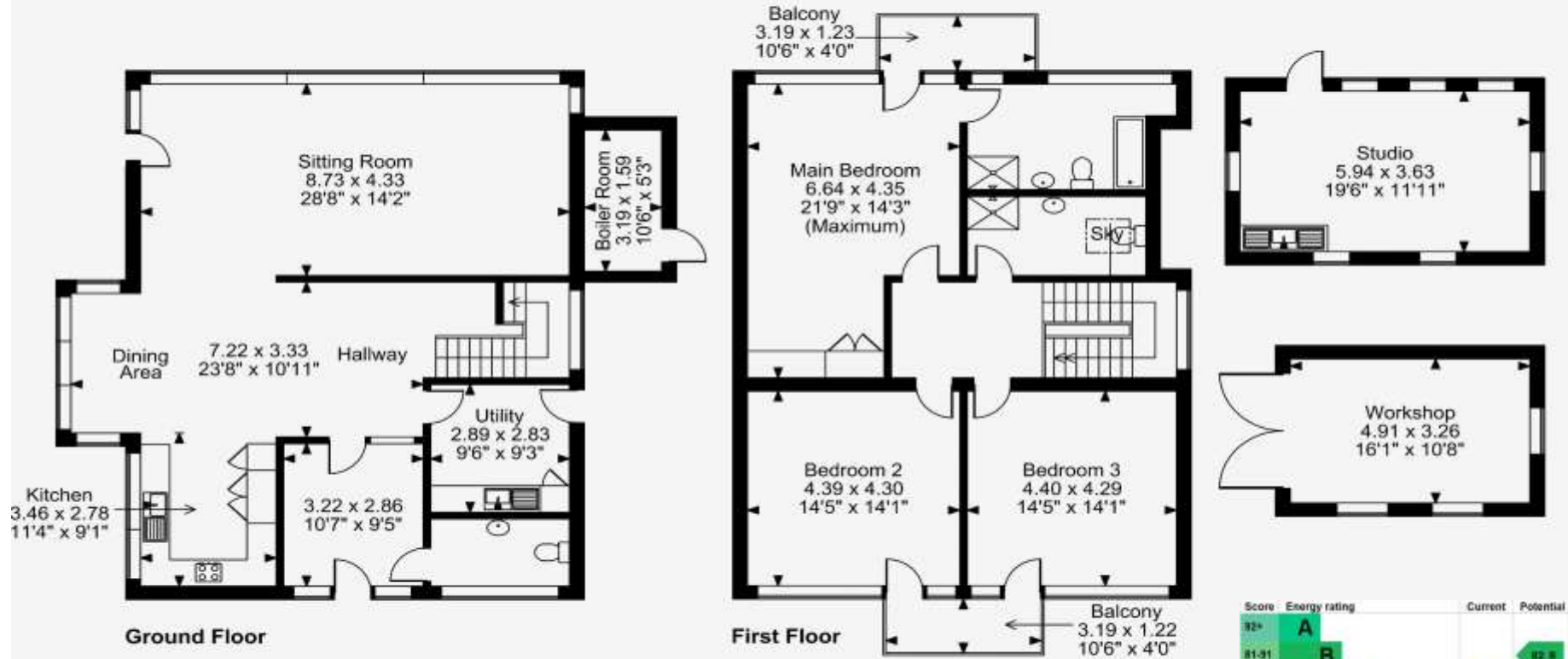




# FLOOR PLANS

Total Approx. Floor Area 2580 Sq. Ft. (240 Sq. M.)

**Blest Acre, Ullingswick, Hereford**  
**Approximate Gross Internal Area**  
**Main House = 2121 Sq Ft/197 Sq M**  
**Boiler Room, Studio and Workshop = 459 Sq Ft/43 Sq M**  
**Balconies external area = 84 Sq Ft/8 Sq M**  
**Total = 2580 Sq Ft/240 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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## THE OUTSIDE

- 1.5 Acres of Wrap Around Garden & Orchard/Paddock
- Extensive Terracing with Attractive Planting
- Vegetable Garden with Fruit Cages, Greenhouse
- Separate Studio Building with Light, Power & Water Offering Annexe or Home Office Options
- Single Garage/Workshop with Machinery Store Behind
- Private Driveway with Wooden Entrance Gates

## THE SITUATION

- Quiet Rural Setting Positioned on a Small Country Lane
- 2.3 miles to Burley Gate with Shop and Primary School
- 1.5 Miles to Three Horseshoes Inn
- 6 Miles to Bromyard, 10 Miles to Hereford & Leominster
- 13 Miles to Ledbury & M50 Junction 2

## PRACTICALITIES

- Council Tax Band G – Herefordshire Council
- Mains Electricity & Water
- Private Drainage
- Oil Fired Central Heating
- Underfloor Heating Throughout
- Broadband – Full Fibre

## DIRECTIONS

What3Words: [home.butterfly.pausing](#)

HR1 3JQ .Sat Nav is Fairly Accurate. From Burley Gate roundabout on the A417/A465 junction take the A465 towards Bromyard. After 2 miles turn left at a small x roads to Little Cowarne & Ullingswick. After 0.5 miles turn left to Ullingswick. After 0.5 miles the property is on the right hand side

  
**COUNTRY**  
&  
**CLASSIC**

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