



Claremont Court, Swainshill,  
Hereford, HR4 7PU

Price  
£1,200,000

COBB  
AMOS  
SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES



# Claremont Court, Swainshill,

Hereford,

A stunning and imposing five double bedroom Georgian home, situated in a Hamlet on the North Westerly edge of the Cathedral City of Hereford. The property boasts large beautifully landscaped private gardens of 0.75 acres and internal accommodation is in excess of 4000 square feet and presented to a very high standard.

- Simply Stunning Georgian House
- 5 Double Bedrooms
- 4 Reception Rooms
- Semi Rural Location
- 4 Bathrooms
- Gardens of 0.75 Acres
- Garaging and Ample Parking

### Directions

From Hereford proceed west on the Whitecross Road A438 towards Brecon. At the Whitecross roundabout, take the second exit onto the A438 Kings Acre Road towards Brecon. Proceed along this road past the Garden Centre and after a short distance the property will be found on the right hand side, accessed through automated gates.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of theowner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to thenearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

### Introduction

A historic five double bedroom Georgian detached house boasting four reception rooms with a large kitchen/dining room that features hand made units and granite work surfaces. The property is situated in a Hamlet on the North Westerly edge of Hereford therefore offering semi rural living but yet still within easy access of the City and all the amenities it offers. The property is accessed through automated sliding gates and the beautifully landscaped gardens of 0.75 acres are enclosed predominantly by stone walling and along with the mature trees and shrubs offer fabulous privacy. Viewing is essential to fully appreciate the quality and size of the property on offer.

### Property Description

On entering the property you are in the L shaped hallway that has two sets of stairs rising to the first floor and doors into kitchen/dining room that has a range of hand made units with granite work surfaces and sink inset, built in electric oven, separate combination oven, gas hob, integrated dishwasher and fridge and a two oven gas fired AGA. French doors lead out onto the beautiful terrace. Both the large drawing room and dining room have French doors that open up onto the terrace, off the main hallway is the study that has a window overlooking the driveway, steps down into the large laundry/boot room that has a further range of base units with sink and drainer inset to the work top. The large cellars are accessed from a door in the hallway and house the two boilers and hot water tanks that serve the accommodation and offer great storage space as split into three sections.

From the landing you access all five bedrooms and they all hold a double bed, the main bedroom and one other have en-suites and there is another bathroom and shower room for the remaining three bedrooms to use. From this floor you enter the family room that has French doors overlooking and leading on to the upper garden.

### Garden & Parking

Automated sliding gates lead you into an enclosed courtyard, providing ample parking and space to turn. The former stables and coach house, provide garaging, storage and accommodation over, this wing could be adapted for annex accommodation. The front garden is well established with a variety of ornamental shrubs and trees. To the side of the property is a walled garden, the main facade of the house overlooks this part of the gardens and there is a full width terrace perfect for alfresco entertaining and steps lead you down on to the formal large lawn with beautiful borders a variety of fruit trees, rose bushes, a pergola & stone dividing wall. The family room overlooks and leads you onto the remainder of the gardens which offer a large patio area, suitable for a hot tub, further lawns, Summerhouse, a large workshop/mower shed, which is alarmed. There is also a Gymnasium/Studio with bi-fold doors and roof windows.

### Location

Located just three miles West of the City Centre of Hereford and on the fringes of the City limit, with many local amenities nearby to include, public house and restaurant, garden centre and within the catchment area for Whitecross Sports Academy Secondary School. Nearby villages include Credenhill which has an excellent range of facilities including doctors, shop, bakers, restaurant and access to many lovely rural walks.

### Services & Agents Note

Mains electric, gas, water and drainage are all connected.

Herefordshire Council Tax Band - G

Tenure - Freehold

Agents Note ; To the rear of the property there is a 10 acre field which is currently Let by the current owners for approx. £2,800 per annum and this could be transferable to the new purchaser if required.

### Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01432 266007 to book your appointment.

