



Halmore House, Halmore, Berkeley, Gloucestershire,
GL13 9HJ
£995,000

HUNTERS[®]
EXCLUSIVE



Halmore House, Halmore, Berkeley, Gloucestershire, GL13 9HJ

Halmore House is an impressive detached hamlet residence offering approximately 4,300 sq ft of generous and highly versatile accommodation, including a self-contained two-bedroom annex. Ideally suited to multi-generational living, the annex also offers excellent accommodation for a dependent relative or an independent teenager, with the added potential to generate additional income.

Occupying a delightful rural setting in the heart of the village, the property enjoys a particularly attractive position backing directly onto open fields, with far-reaching views across the surrounding farmland.

A spacious reception hall provides an impressive introduction to the property, leading through to a superb open-plan, split-level lounge. This outstanding reception space features an automated cinema screen and two sets of French doors opening directly onto the gardens, creating an ideal setting for both family living and entertaining.

Further reception space is provided by a separate sitting room, complete with a limestone fireplace and wood-burning stove. Double doors lead through to the dining room, which in turn connects to a well-appointed kitchen featuring a comprehensive range of appliances and a central breakfast bar with granite work-surfaces. A dedicated study, utility room with laundry facilities and ground-floor cloakroom complete the principal ground-floor accommodation.

The first floor features an attractive galleried landing leading to six bedrooms, two of which benefit from en-suite facilities. A family bathroom, incorporating a walk-in shower, serves the remaining bedrooms.

A particularly valuable feature of Halmore House is its self-contained annex, offering independent and versatile accommodation. Comprising a lounge with a balcony overlooking the rear fields, a kitchen/dining room, two bedrooms and a shower room, the annex provides an excellent degree of flexibility for extended family living.

The property stands within landscaped gardens extending to approximately 0.36 of an acre, featuring generous lawns and attractive outdoor spaces. An extensive driveway, accessed via electric gates, provides ample parking and leads to a triple garage, together with a separate store.

For outdoor entertaining, a substantial timber-decked gazebo provides a sheltered, all-weather space from which to enjoy the gardens and peaceful views across the adjoining fields.

Combining substantial family accommodation, multiple reception rooms, six principal bedrooms and a versatile two-bedroom annex, Halmore House represents an excellent opportunity for buyers seeking a spacious home with adaptable living arrangements. Its appealing village setting, open countryside outlook, landscaped gardens and extensive parking further enhance the property's considerable appeal.

The property benefits from gas-fired central heating, with underfloor heating to selected areas and Voltaic Panels.

Halmore is a small Hamlet situated to the north of the historic market town of Berkeley and a mile from the canal at Purton. It is surrounded by footpaths and bridleways making it an excellent area for walking and canoeing is very popular on the canal and nearby river Severn. It is served well by local primary schools and the secondary schools are Rednock, Katharine Lady Berkeley (KLB), or Wycliffe College. It is approximately a 10 minute drive to the train station at Cam and there is excellent access to the M5 motorway.





CANOPY ENTRANCE PORCH

With timbered front door to reception hallway.

RECEPTION HALLWAY

With polished oak flooring, useful undertairs storage cupboard and double glazed window to front.

CLOAKROOM

With low level wc and wash hand basin.

SITTING ROOM

With four double glazed windows, two twin panelled radiators, feature limestone fireplace with fitted Country Kiln Woodburning Stove, fitted bookcase and double doors to dining room.

DINING ROOM

With three double glazed windows and twin panelled radiator, door to;

KITCHEN/BREAKFAST ROOM

With a range of cream fronted base units incorporating granite worktop surfaces with drawers and cupboards under, matching wall storage cupboards and glazed display cabinets. Large centre island and storage cupboards, Belfast style deep sink unit with monobloc mixer tap, Smeg stainless steel range cooker with matching stainless steel cooker hood over and six burner hob. Integrated dishwasher and fridge, ceramic tiled floor, double oven, tall radiator and two double glazed windows to side.

UTILITY/LAUNDRY ROOM

With built in storage cupboards, ceramic tiled floor, plumbing for automatic washing machine and space for tumble dryer, door to rear gardens.

LOUNGE/CINEMA ROOM

A superb open plan split level room with polished oak flooring, underfloor heating, two sets of French doors leading to garden and bi fold doors with views to the rear across open countryside. Cupboard housing Vaillant gas fired boiler supplying central heating and domestic hot water circulation, automated cinema room screen which drops down from ceiling with overhead projector and underfloor heating.



DINING AREA

With balustrade and door leading to;

STUDY

With polished oak flooring, twin panelled radiator and window to rear with open views.

FIRST FLOOR GALLERIED LANDING

From the entrance hallway there is a glass and oak staircase leading to first floor galleried landing with two panelled radiators, double glazed window to front and cupboard containing hot water storage tank.

BEDROOM ONE

With twin built in double wardrobes, two double glazed windows to side and panelled radiator.

ENSUITE SHOWER ROOM

Fully tiled shower with walk in shower cubicle with mains shower unit and glazed shower screens, pedestal wash hand basin and low level wc, chrome ladder radiator.

BEDROOM TWO

With built in wardrobes, double glazed window to rear and panelled radiator.

ENSUITE SHOWER ROOM

With walk in shower cubicle having mains shower unit and glazed shower screens, pedestal wash hand basin and low level wc, extensive ceramic wall tiling and tiled floor, chrome ladder radiator.

BEDROOM THREE

With double glazed window to front and panelled radiator.

BEDROOM FOUR

With double glazed windows to front and side aspect and panelled radiator.

BEDROOM FIVE

With double glazed window to side and panelled radiator.



BEDROOM SIX

With dual aspect double glazed windows to front and side and panelled radiator.

FAMILY BATHROOM

Having walk in shower cubicle, panelled bath, wash hand basin and low level wc, panelled radiator, double glazed window to side.

ANNEX

Entrance hall with stairs to first floor landing, panelled radiator and double glazed window to side.

LOUNGE

With twin panelled radiator and double glazed French doors leading to rear balcony with views across farmland.

KITCHEN/DINING ROOM

With a range of fitted base units incorporating worktop surfaces, matching wall storage cupboards, single drainer stainless steel sink unit, integrated washing machine, space for fridge freezer and built in double oven and ceramic hob unit with cooker hood over., wood effect flooring, part ceramic tiled walls, two double glazed windows and cupboard housing boiler supplying central heating and domestic hot water circulation.

BEDROOM ONE

With double glazed window to rear overlooking fields and twin panelled radiator.

BEDROOM TWO

With skylight window and panelled radiator.



BATHROOM

Having walk in shower cubicle, pedestal wash hand basin and low level wc, fully ceramic tiled walls, chrome ladder radiator.

OUTSIDE

Halmore House stands in substantial formal gardens of approximately 0.36 of an acre approached via electrically operated entrance gates with driveway leading to triple garage block with store room and wood store with electrically operated roller doors, power and light.

The property has hedged boundaries providing a good deal of seclusion with trees, shrubs, bushes and extensive patio suitable for outside entertaining together with a large open fronted timber decked gazebo ideal for barbecues providing an all weather entertaining area. The property has solar panels, please ask the agent for details.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

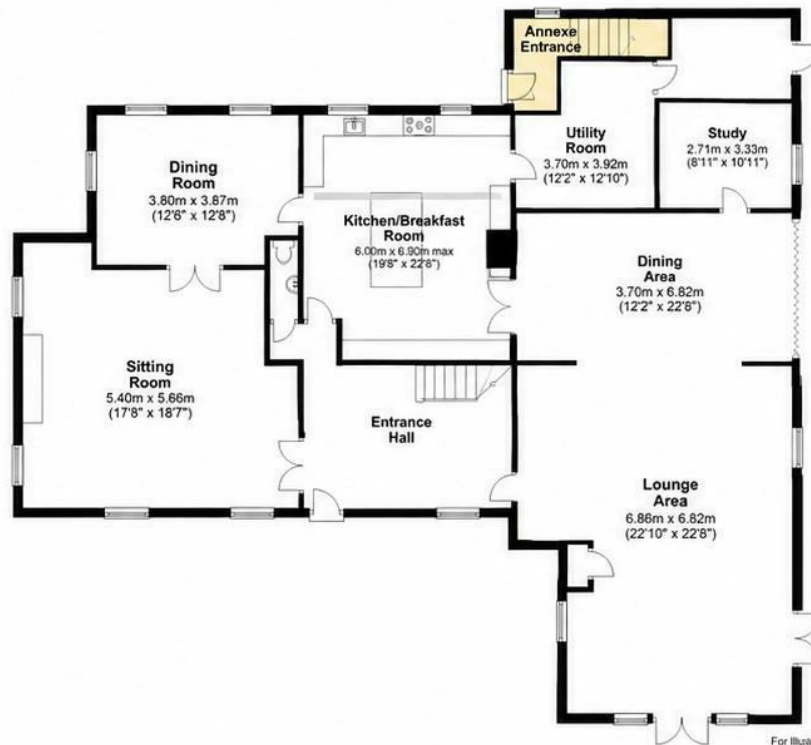
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

HUNTERS
EXCLUSIVE

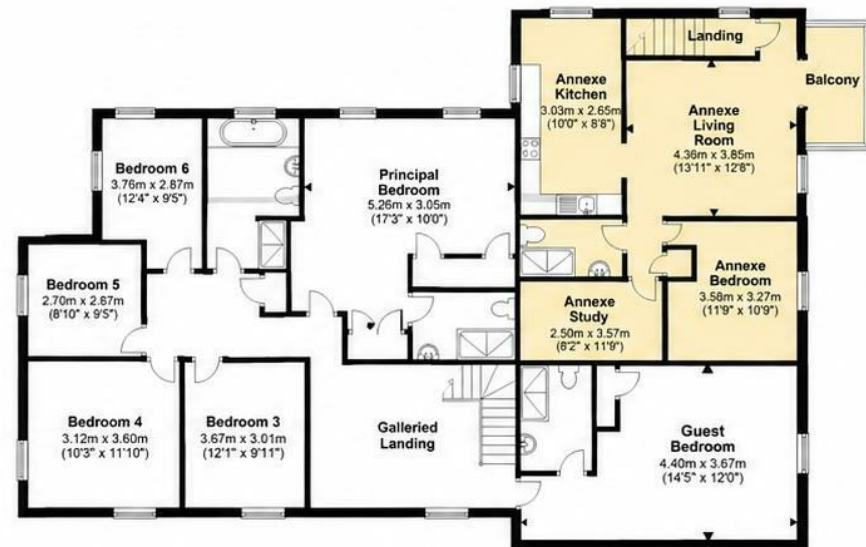
Garaging & Store
Approx. 60.0 sq. metres (710.4 sq. feet)



Ground Floor
Approx. 228.0 sq. metres (2454.5 sq. feet)



First Floor
Approx. 193.0 sq. metres (2076.8 sq. feet)



For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 542 395 | Website: www.hunters.com

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE