



Green Acres, Black Hole Lane, Bartestree, Hereford, HR1 4BE
Guide Price £650,000

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EXCLUSIVE



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Occupying a convenient rural location just a few minutes from the popular village of Bartestree, a spacious 4 bedroom family home enjoying rural views, with extensive parking, garage and large gardens in approximately 0.8 acre in total.

- 0.8 of an acre total comprising impressive lawns with pond
- Suitable for adaptation into a small paddock for chickens, ducks, donkey, goats etc, or would suit keen gardener/grower.
- Kitchen, utility with newly installed boiler, dining room, spacious sitting room and study.
- Newly fitted ground floor WC/cloakroom
- Large master bedroom with newly fitted shower room, newly fitted family bathroom
- Three further bedrooms all enjoying countryside views
- Large detached double garage with lean to workshop/greenhouse adjoining
- Driveway parking leading to large parking and turning area to the rear
- Scope to extend the property subject to obtaining necessary consents, base for conservatory in situ
- Solar photovoltaics generating useful income





Situation

Bartestree lies approximately 3 miles to the east of the city of Hereford and offers local amenities including a well-stocked shop, hairdresser, fish and chip shop, village hall and sports fields with regular clubs, classes and events and shared with the close-by village of Lugwardine. There are several public houses, churches, and primary and secondary schooling. Also close by is the village of Withington offering additional village shop, post office, village hall, takeaway facilities etc., and is also close to the hamlet of Whitestone. The city of Hereford offers a wide range of services and amenities including mainline railway station, medical, sporting, recreational, shopping and schooling facilities.

Ledbury is approximately 9 miles east, and the M50/A40/M5 junctions providing access to the wider motorway network.

The property is situated alongside a quiet country lane between Bartestree and Whitestone and enjoys peace and tranquillity yet the convenience of easy access and security of being set within a small and scattered hamlet. There are lovely walks available, and the network of footpaths means Bartestree can be accessed on foot in around 10-15 minutes without the need for walking along the roadside.

Description

The property itself offers a rare opportunity to acquire a substantial countryside house in .8 acre of large almost level gardens, ideal for a family, keen gardener, or someone with livestock. The far end of the garden has a pond and a number of mature and ornamental trees and could easily be sectioned to provide a small paddock.

The house was constructed circa 1996/7 on the site of an original brick building. It is well maintained but also offers an opportunity to restyle if desired. The bathroom, master ensuite and downstairs WC have all been recently upgraded and a new central heating and hot water boiler was installed in January 2023.

There is a concrete base adjacent to the sitting room ideal for the erection of a conservatory or terrace seating area, and there would be ample space to extend the property if required and subject to obtaining the necessary consents. The driveway extends to the rear of the property where there is a large parking and



turning area for approximately 4+ vehicles in front of the double detached garage and workshop block.

In more details the property comprises:

Double glazed entrance door with obscured glass window to front elevation, leading to

Entrance Hall

With telephone point, wood floor, stairs to first floor and under stairs storage cupboard, radiator, coat hooks, smoke alarm, twin glazed doors to dining room, doors to kitchen, sitting room and WC.

WC

Recently refitted with concealed cistern WC, wash hand basin in vanity cupboards, mirror, consumer unit, obscured glazed window to side elevation, wood floor, radiator, cupboard.

Sitting Room

A lovely light room with window to side elevation and sliding patio doors leading to aforementioned conservatory base, TV point, new gas fire in hearth, radiator, wall light points and two ceiling lights. Half glazed door to

Study

With window to front elevation, telephone point, radiator and ceiling spotlights.

Kitchen/Breakfast Room

Comprehensively fitted with a range of wall and base units incorporating 1.5 bowl polycarbonate sink unit with mixer tap over, tiled floor, windows to front, rear and side elevations, built in Stoves double oven, Stoves halogen hob with extractor over, space and plumbing for automatic washing machine, radiator. Door to utility and dining room.

Dining Room

Window to rear elevation, radiator, garden views.



Utility

With tiled floor, windows to front, side and rear elevations, radiator, space for fridge and freezer, built in cupboards, newly installed Worcester wall mounted gas fired central heating boiler. Belfast sink with mixer tap over, half glazed door to garden.

First Floor Landing

With half landing with window to front elevation, main galleried landing with window to front elevation, loft access point, radiator, smoke alarm, large airing cupboard with shelving, doors to

Master Bedroom

A large room with feature fireplace, window to rear elevation with views across the gardens and fields beyond, window to side elevation, built in double wardrobes and dressing table, door to

Ensuite Shower Room

Recently refitted with concealed cistern WC, wash hand basin in gloss white vanity unit with shelf and storage cupboards, radiator, obscure glazed window to rear elevation. Double size shower cubicle with Triton Riga shower.

Bedroom Two

Double room situated to the front with views over the surrounding farmland and pony paddock opposite, radiator, built in wardrobes and shelving, ceiling spotlights.

Bathroom

Recently refitted with large power shower and curved glazed screen, bath, concealed cistern WC with wash hand basin in vanity unit with storage cupboards, radiator, tiled effect floor and obscure glazed window to rear elevation.

Bedroom Three

Double room situated to the front again enjoying rural views, built in wardrobe with hanging rail and storage over, radiator.

Bedroom Four

Double with radiator and window to rear elevation.



Outside

The property is approached from the council maintained highway over a gated driveway leading to the side of the house and the detached double garage. There is a large parking and turning area which could quite easily be extended to provide additional hardstanding if required.

To the side of the driveway is a lawned garden area within a hedge, brick wall and fenced surround.

Garage

With personal door to side, power and light, twin up and over doors. Adjoining

Lean to workshop/greenhouse

Power and light

Rear Gardens

Extensive rear gardens and former cottage garden and patio now requiring some attention. The main lawned gardens are extensive, level and fully enclosed with an area suitable to be sub divided to provide a paddock at the rear. Large ornamental pond and mature trees.

Services

We are informed by the vendor that the following services apply:- Mains electricity, water and gas, private drainage. BT telephone connection. Solar panels income 2022 £296, 2023 to date £260.

Local Authority

Herefordshire Council 01432 260360
Council Tax Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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.



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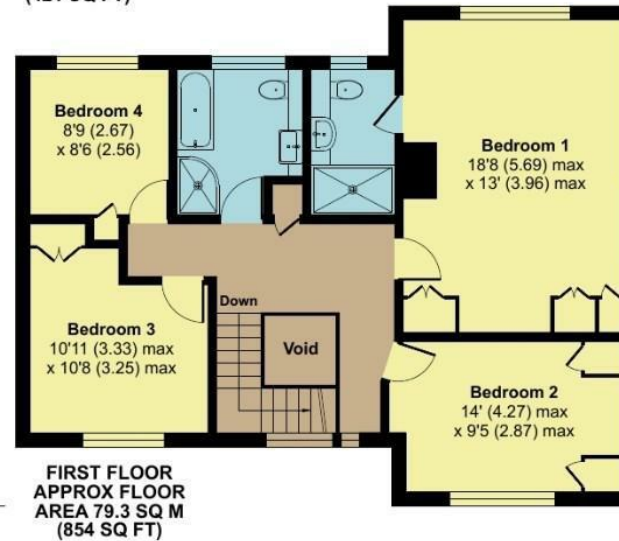
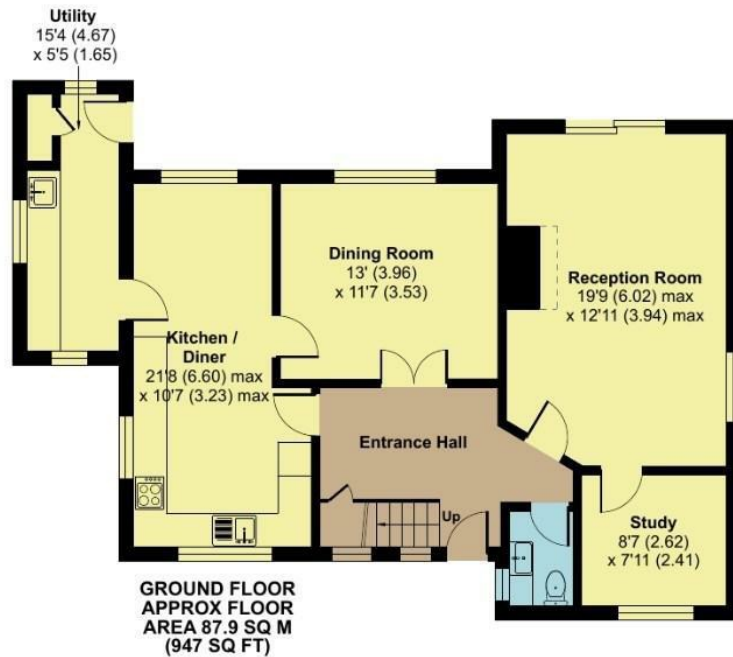
Approximate Area = 1801 sq ft / 167.3 sq m

Garage = 292 sq ft / 27.1 sq m

Outbuilding = 129 sq ft / 11.9 sq m

Total = 2222 sq ft / 206.3 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1059220

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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