



Poole Hill, Breinton, Hereford, HR4 7PQ



**Poole Hill  
Breinton  
Hereford  
HR4 7PQ**

### Summary of Features

- Detached house
- Five bedrooms
- Three reception rooms
- Countryside views
- Traditional brick barn
- Semi rural location

**Price Guide £795,000**

An impressively extended and generously proportioned five-bedroom detached residence, set in one of the most sought-after areas of North Herefordshire. Located in Lower Breinton, Poole Hill enjoys a superb elevated position with far-reaching rural views and a tranquil setting away from main roads. The property offers spacious, well-planned living accommodation, enhanced by full double glazing and oil-fired central heating, and has been meticulously maintained throughout. Also included is a substantial traditional brick-built barn, offering excellent potential for conversion into additional residential accommodation (subject to the necessary planning permissions). The barn benefits from its own independent access, providing flexibility for a range of future uses.

#### **Situation**

The village of Breinton is one of the most sought after parts of Herefordshire, being located a short driving distance to the west of the City Centre in very picturesque open countryside, a short distance from the River Wye. Hereford is a brisk walk and there is a network of well established footpaths leading to facilities in the Kings Acre area.

#### **Accommodation**

Front entrance door leads to -

#### **Large Reception Hall**

With cloaks cupboard.

#### **Drawing Room**

6.52 x 4.52 (21'5" x 14'10")

With exposed ceiling timbers, outlook to three sides, inset Clearview wood burner, door to garden.

#### **Study**

2.6 x 2.35 (8'6" x 7'9")

With outlook to the north.

#### **Family Room**

4.82 x 3.14 (15'10" x 10'4")

With double doors to garden.

#### **Dining Room**

4.48 x 2.45 (14'8" x 8'0")

Arch to -

#### **Kitchen**

4.6 x 3.85 (15'1" x 12'8")

With a range of part fixed, part free standing kitchen furniture, tiled floor, Oil fired Rayburn inset to chimney breast, brick island with slate surfaces.

#### **Lobby**

#### **Shower Room**

With WC and basin.

#### **Large Utility Room**

3 x 2.78 (9'10" x 9'1")

L shaped. With stainless steel sink, cupboards and drawers below, fitted wall cupboards, shelving, oil-fired central heating boiler.

Stairway from Reception Hall leads to -

#### **First Floor**

#### **Landing**

The entire first floor having strip boarded flooring, the landing having exposed Oak partition.

#### **Master Bedroom**

4.51 x 3.86 (14'10" x 12'8")

With far reaching views to the north and east.

#### **En Suite Bathroom**

A half tiled room with shower, wash hand basin and WC.

#### **Inner Landing**

With airing cupboard leading to -

#### **Bedroom 2**

4.56 x 3.74 (15'0" x 12'3")

With windows to two elevations, outlook over natural pond.



### Bedroom 3

4.5 x 2.57 (14'9" x 8'5")

L shaped max. With outlook to the south and east.

### Bedroom 4

4.5 x 2.32 (14'9" x 7'7")

Having northerly outlook over open countryside, fitted wardrobe.

### Bedroom 5

3.7 x 2.26 (12'2" x 7'5")

### Bathroom

A good sized bathroom with panelled bath and tiled surround, shower cubicle, WC low flush suite, wash hand basin.

### Outside

The gated entrance leads to a large concrete courtyard with brick arched access through to the spacious gardens. The gardens are very well landscaped, primarily laid to lawn with many raised beds, shrubs, mature trees, Summer House, ornamental ponds. To the front of the property is a graveled garden area with decking, all fully enclosed and offering much privacy. In addition, there a full sized enclosed tennis court.

### The Barn

A traditional, well maintained brick barn which would fulfil the criteria (in our opinion) for conversion to residential dwelling. No specific planning enquiries have been made, however, it is clearly redundant from modern agricultural use, it has been extremely well maintained and is worthy of retention. The barn is constructed of solid brick under a sheeted roof with steel joists, the large granary doors leading to an open area (13.88m x 5.54m) with through access to the paddock adjoining. To the side, as an integral part of the building, is a Wood Store 5.5m x 2.74m and former Cattle Shed 5.5m x 4.28m with cobble floors and stalls.

### Services

Mains water and electricity.

Septic tank drainage.

Oil-fired central heating.

### Council tax band

Herefordshire council tax band - G



### Tenure

Freehold

### Directions

From Hereford Wye Bridge turn into Barton Road over railway bridge into Breinton Road. After a short distance bear left staying on Breinton Road and follow country lane for 2.5 km. Turn right along a private lane, pass some barns and follow around a left bend where the property will be seen on the right. what3words - ///ascendant.depth.slider

### 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.







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Total area: approx. 207.5 sq. metres (2233.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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.