



The Vicarage Breinton, Herefordshire, HR4 7PG



**The Vicarage
Breinton
Herefordshire
HR4 7PG**

Summary of Features

- Detached property
- Five bedrooms
- Three reception rooms
- Generous gardens, garage and ample parking
- Sought after location
- No onward chain

Price Guide £595,000

Nestled in the charming semi-rural area of Breinton, Hereford, this impressive detached house offers an excellent opportunity for those seeking a spacious family home. Boasting five well-proportioned bedrooms, it is ideal for growing families or anyone needing extra space for guests or a home office. The property features three inviting reception rooms, providing plenty of space for both relaxing and entertaining. Generous gardens surround the home, offering a wonderful outdoor space for children, entertaining, or keen gardeners to enjoy. With parking for up to four vehicles, including a single garage, convenience is assured. Situated in a sought-after location, the property combines the tranquillity of rural living with easy access to local amenities. While already substantial, the house offers scope for light modernisation, allowing buyers to add their own style and create their ideal home. Offered with no onward chain, the purchase process is made even more straightforward.

Location

Set within a peaceful rural setting, the property enjoys a wonderfully tranquil position while remaining just 2.5 miles from the extensive amenities of Hereford city centre. Breinton is a charming collection of small hamlets, centred around a beautiful historic church and linked by an extensive network of footpaths and quiet country lanes, making it ideal for dog walking and exploring the surrounding countryside. A convenient route into Hereford passes through nearby Whitecross, where a range of everyday amenities can be found, including a newsagent, local convenience store, supermarkets and schooling.

Accommodation

Upon approaching the property, you are welcomed by a practical entrance porch, providing the perfect space for removing shoes and hanging coats before stepping inside. From here, you enter

a welcoming entrance hall, which provides access to all principal ground floor rooms, together with the staircase rising to the first floor. Positioned immediately to the right is one of the three reception rooms, currently utilised as a study/home office, offering a versatile space to suit a variety of needs. The well-proportioned living room enjoys an abundance of natural light, thanks to two windows, and centres around an attractive open fireplace with a brick surround, creating a warm and inviting focal point. Conveniently located adjacent to the living room, the dining room is ideal for both family meals and entertaining. Sliding patio doors open directly onto the rear garden, while a practical serving hatch provides easy access to the kitchen. The kitchen is fitted with a range of matching base units and benefits from two useful pantry cupboards, a sink and drainer unit positioned beneath one of the two rear-facing windows, freestanding electric oven and ample space for white goods. There is also room for a small breakfast table, making it a practical everyday family space. Adjoining the kitchen is a useful utility room, fitted with a sink unit beneath a rear-facing window. The utility also provides access to both the integral garage and the rear garden, along with additional space for white goods and storage. Completing the ground floor accommodation is a conveniently positioned cloakroom, fitted with a low-level WC and wash hand basin.

The first-floor landing is a particularly spacious area, creating a light and airy feel, and benefits from a useful airing cupboard, providing valuable additional storage. The property offers five well-proportioned bedrooms, four of which are generous double rooms. Each enjoys fitted wardrobes and pleasant views over the beautifully maintained formal gardens that surround the property, creating a peaceful outlook from every room. Bedroom Four benefits from the added



convenience of a fitted shower cubicle, making it an ideal guest bedroom or a practical space for growing families. Bedroom Five is a generous single bedroom, offering flexibility as a child's bedroom, nursery or home office. It should be noted that this room has restricted head height. Serving the first floor is a separate WC, fitted with a low-level toilet, alongside the family bathroom, which comprises a panelled bath with shower over and a wash hand basin, providing practical facilities for everyday family living.

Outside

The property is approached via a generous driveway, providing ample off-road parking for a number of vehicles and leading to a single garage, offering additional storage or secure parking if required. Occupying an impressive plot, the wrap-around gardens are predominantly laid to lawn and are enclosed by a combination of mature hedging and fencing, creating a good degree of privacy. A variety of well-established trees provide shade and enhance the attractive setting, while offering a wonderful backdrop throughout the seasons. To the rear, a paved patio area provides the ideal space for outdoor dining and entertaining, with plenty of room to relax and enjoy the peaceful surroundings. The generous gardens offer excellent potential for families, keen gardeners or those simply seeking an attractive outdoor space to enjoy.

Services

We understand mains water and electric are connected to the property.
Oil fired central heating.
Private drainage.

Tenure

Freehold

Council Tax Band

Herefordshire council tax band - F







Directions

From central Hereford, proceed south along the A49/Victoria Street and at the traffic lights on the Greyfrairs Bridge turn right onto Barton Road. Continue over the humpback bridge onto Breinton Road. At the bend turn left continuing on Breinton Road. Follow the road out, turning left at the signpost for Breinton Church. Proceed for approximately 1.1 miles then turn left. The Vicarage can be found on the left hand side.

Agents Notes

Prospective purchasers are advised that the property is currently tenanted. The existing tenancy is in place until January, and vacant possession will not be available prior to the expiry of the tenancy unless otherwise agreed. Buyers should take this into consideration when making an offer, particularly if they are seeking immediate occupation. Further details regarding the tenancy are available upon request.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.