



4 Frome Park, Bartestree, Hereford, HR1 4BF



**4 Frome Park  
Bartestree  
Hereford  
HR1 4BF**

### Summary of Features

- Detached property
- 3 bedrooms
- Recently modernised and tastefully decorated
- Spacious and flexible accommodation
- Detached garage
- Sought after village location

**Offers In The Region Of  
£350,000**

Located in the charming village of Bartestree, Hereford, this delightful detached home offers a perfect blend of modern living and traditional comfort. With three well-proportioned bedrooms, the property makes an ideal family home, providing generous space for both relaxation and entertaining. The contemporary styling throughout ensures a seamless balance of elegance and practicality, perfectly suited to modern family life. The property benefits from a well-appointed family bathroom and sits within a desirable corner plot, featuring a generous garden space ideal for children to play, outdoor dining, or summer entertaining. The garden is further complemented by a detached garage, complete with plumbing and electricity, offering excellent versatility for use as a utility area, workshop, or additional storage. In summary, this beautifully presented detached home in Frome Park represents a wonderful opportunity for those seeking a stylish and spacious family property in a picturesque village setting. With its well-proportioned accommodation and attractive outdoor space, it is sure to appeal to a wide range of buyers.

#### **Location**

Bartestree is located approximately three and a half miles east of Hereford, enjoying a strategic position with convenient access to Ledbury, Malvern and Worcester. This well-served village offers a range of amenities including a local shop, primary school, public house, and a village hall with football pitches, as well as a regular bus service into Hereford city centre. The surrounding area also provides a variety of picturesque walks, adding to the village's charm.

#### **Accommodation**

##### **Entrance hall**

A welcoming entrance hall provides an immediate sense of space and warmth, with a designated area for shoes and outdoor essentials. From here, there is convenient access to all primary downstairs rooms, creating an ideal flow throughout the home.

##### **Kitchen/breakfast room**

A striking and contemporary navy-blue kitchen forms the heart of the home, featuring matching wall and base units complemented by a stunning granite worktop. The space is fully equipped with integrated

appliances, including a fridge freezer, dishwasher and oven with induction hob and extractor hood. A stylish ceramic sink with drainer adds to the modern finish. To the side, a convenient breakfast bar offers the perfect spot for morning coffee, while an understairs cupboard provides valuable additional storage. An external door leads directly out to the rear garden, enhancing both practicality and flow.

##### **Lounge**

A cosy and well-presented lounge featuring an attractive focal wall and central fireplace, creating a warm and inviting atmosphere. The room is tastefully decorated and offers a comfortable space to relax and unwind after a long day.

##### **Conservatory**

Sliding doors lead through to a versatile conservatory, currently used as a dining space and children's playroom, featuring a Velux roof light and double doors opening onto the garden, enhancing the sense of light and connection to the outdoors.

##### **Downstairs WC**

A well-presented and tastefully panelled downstairs WC, fitted with a toilet and hand basin, offering a convenient and practical addition to the ground floor accommodation.

##### **First floor**

##### **Bedroom one**

A well-proportioned double bedroom featuring a front-facing window, fitted wardrobes, and ample space for additional freestanding furniture.

##### **Bedroom two**

A second double bedroom with built-in wardrobes and a front-facing window, creating a bright and airy space.

##### **Bedroom three**

A single bedroom, ideal as a child's room or home office, with a window overlooking the rear garden.

##### **Family bathroom**

A recently modernised family bathroom comprising a bath with shower over, wash basin, and WC, with an obscured window overlooking the garden.



### Outside

Corner plot rear garden offering an excellent outdoor lifestyle space. A decked area sits immediately off the rear of the property, flowing through to a covered patio ideal for entertaining or relaxing outdoors. The remainder of the garden is mainly laid to lawn, providing plenty of space for children to play or for gardening enthusiasts to enjoy. The property also benefits from side access on both sides. To the front, there is driveway parking for two vehicles.

### Garage

A detached garage, currently used as a home gym, with useful additional space and plumbing to the rear for a washing machine and tumble dryer.

### Services

Mains water, electricity, drainage and gas. The property benefits from an electric car charger point.

### Council tax

Herefordshire council tax band - D

### Tenure

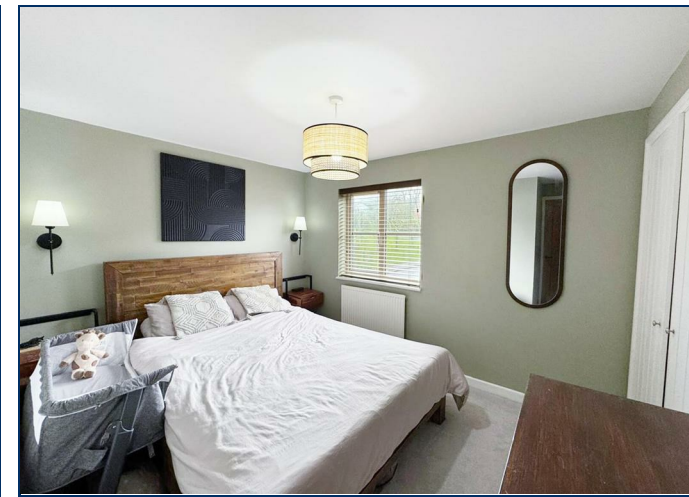
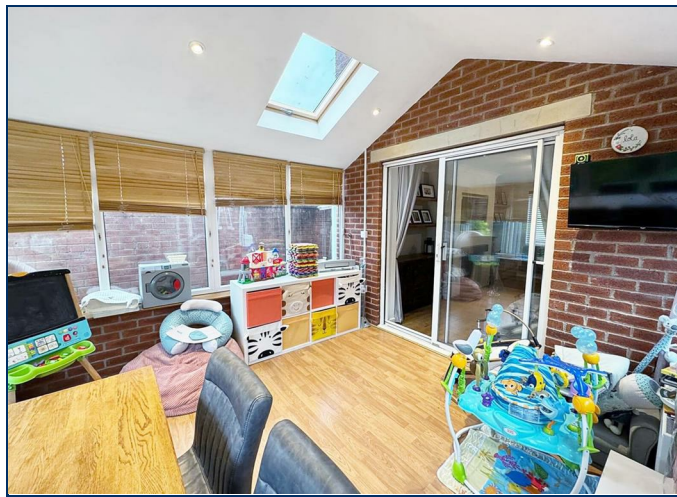
Freehold

### Directions

Leave Hereford east on the A438 as if going towards Ledbury. Pass through the village of Lugwardine and up into Bartestree continuing through the village, passing the shop and the crossroads. Continue downhill where the right turn to Frome Park can be seen on the right-hand side. Take this turn and follow the road, take the first right turn and the property will be seen on the right-hand side as directed by the Agent's For Sale sign.

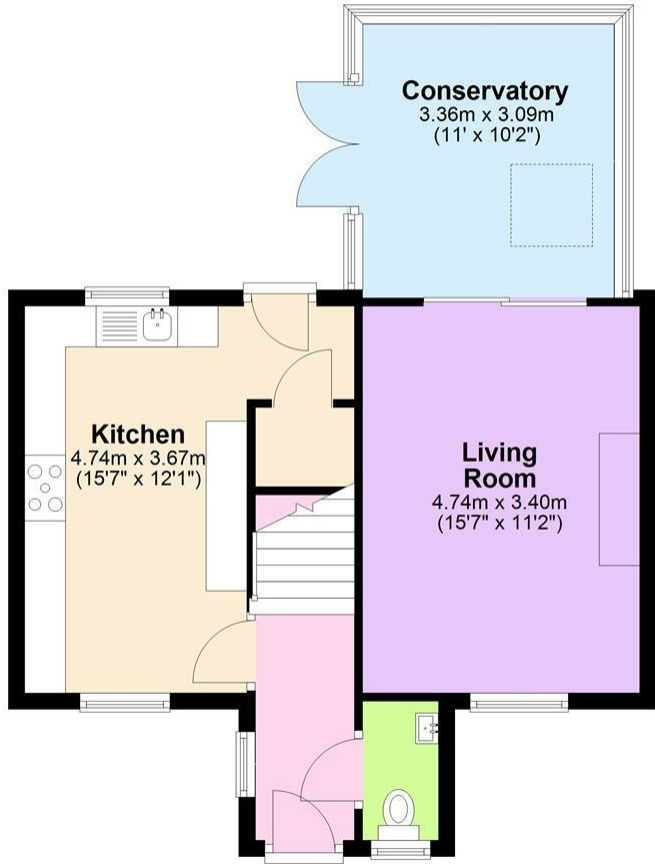
### Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply 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.





**Ground Floor**



**First Floor**



Total area: approx. 86.3 sq. metres (929.2 sq. feet)

**Sunderlands**

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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>61</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.