



Meadowell , Hereford, HR4 7PP

£775,000

jackson
property

- **Spacious Detached Home in 0.5 acre Grounds**
- **Versatile Accommodation with 4 Bedrooms**
- **Three Bathrooms**
- **Two Reception Rooms**
- **Desirable Location In Breinton**
- **Double Garage & Wrap around Gardens**

Situation

Located in the sought after position of Breinton, an area of natural beauty just West of Hereford City. Nearby is the River Wye and many countryside walks. There is easy access to the city centre, just 3 miles distance with restaurants, cafes, cinema, theatre, Leisure Pool and Hereford Railway Stations with major network links. The property is idyllically placed on a quiet rural road, by open countryside and arable farmland with expansive countryside outlooks.

Description

This is an exciting opportunity to purchase a uniquely designed home in Breinton, with triple glazing, solar panels and wrap around gardens set within half an acre of grounds.

The inviting entrance hallway has the stairs to the first floor and a vaulted ceiling. French double doors open into the living room which has a multifuel fire place, window to the rear and double doors opening to the decking area. Steps lead up to the dining room area which has double doors to the decking area, fitted dressers, hardwood flooring and window to the front. The kitchen/ breakfast room is fitted with a range of wall and base units with work surface over, sink unit, tiled splash back, integrated fridge, cooker and hob, breakfast bar area and ample space for a table and chairs with bay window overlooking the garden. The utility room has a door to the garden, further units with work surface over and space for appliances and separate downstairs guest WC with basin.

The two, double, ground floor bedrooms provide versatile accommodation. The main bedroom enjoys dual aspect windows, built in wardrobes and has an ensuite shower room. Bedroom two is also benefits from fitted wardrobe.

The wooden staircase leads up to a galleried landing area which is ideal for creating an office space. The bathroom is fitted with a shower cubicle, WC and wash hand basin. There are two first floor double bedrooms with one bedroom having a balcony area to enjoy the countryside views.

The property is approached via a sweeping driveway providing ample off road parking, there is a detached double garage with attic room above benefitting from light and power. The gardens are around 1/2 an acre and wrap around the property. Primarily laid to lawn with mature flower shrub and flower borders and a good size decking area.

Services & Expenditure

Services Connected: Mains water and electricity. Private septic tank drainage. Electric heating with individual room controls. There are solar panels which the property owns with a feed in tariff paid every 5 months.

Council Tax Band: Band G
Broadband availability: Ultrafast 1000 Mbps (not currently installed at the property, the new owner would need to seek installation to the property)
Benefits from triple glazing throughout.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

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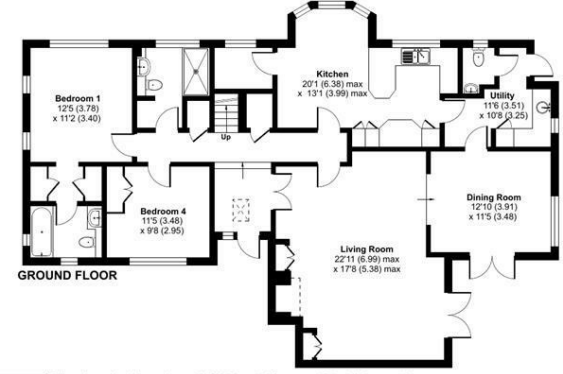
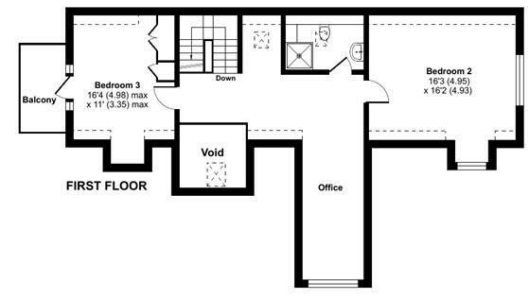
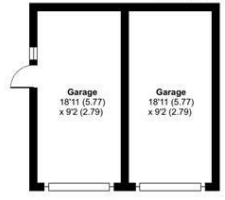






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Approximate Area = 2224 sq ft / 206.6 sq m (excludes void)
 Limited Use Area(s) = 52 sq ft / 4.8 sq m
 Garage = 346 sq ft / 32.1 sq m
 Total = 2622 sq ft / 243.5 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Jackson Property. REF: 969375

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Current: 67, Potential: 77

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