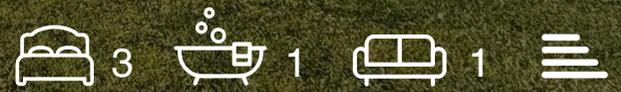




Highbury, Portway, Burghill, Hereford, HR4 8NG

Asking Price £575,000



# Highbury, Portway, Burghill, Hereford, HR4 8NG

Trivett Hicks is pleased to offer this superb three bedroom detached dormer bungalow with additional attic room, situated in the idyllic rural location of Portway, with the village of Burghill nearby.

Burghill has various amenities within the village to include village hall, church and sports playing field. The nearby village of Tillington offers further amenities, such as primary school, shop and public house. Golf courses are also available nearby. Burghill is situated just 4 miles away from the Cathedral city of Hereford, offering a vast range of shops, restaurants, schools and activities.

The property is approached by unadopted lane, which then leads to gated driveway providing parking for several cars. This then leads to the double garage having automatic remote controlled door. The gardens are extensive with large lawn area, patio with views over the surrounding countryside. In addition to the main garden, courtyard which is a real suntrap having attractive water feature, enclosed by brick wall.

## FULL DETAILS

### ENTRANCE HALL

Double glazed stained glass door, radiator, power points, picture light, mains smoke detector, door to:

### LIVING ROOM 10'11" x 14'8" (3.34m x 4.48m)

Double glazed window to the front aspect, double radiator, TV point, power points, living flame gas fire set in beautiful granite stone fire surround with hearth and mantel over, coved and textured ceiling, door to:

### DINING ROOM 9'9" x 12'0" (2.98m x 3.67m)

Double glazed window to the side aspect, power points, wall mounted gas fire, fitted cupboard with double doors housing LPG Worcester boiler serving central heating and hot water, door to:

### INNER HALLWAY

Stained glass double glazed door, double glazed window to the side aspect, radiator, oak style ceramic tiled flooring, power points, ceiling spotlights and mains smoke detector, door to:

### CLOAKROOM

Obscure double glazed window to the side aspect, fitted with two piece suite comprising wash hand basin, tiled splashbacks, low-level WC, extractor fan, radiator, ceramic tiled flooring and ceiling spotlights.

### FITTED KITCHEN/BREAKFAST ROOM 12'2" x 14'1" (3.72m x 4.30m)

Glazed door leads to kitchen with fitted matching range of base and eye level units with worktop space over, corner display unit, 1+1/2 bowl stainless steel sink unit with mixer tap, splashbacks, under-unit lights, integrated fridge/freezer and dishwasher, Stoves fitted electric fan assisted double oven, four ring ceramic hob with extractor hood over, double glazed window to the rear aspect with views over open countryside, double glazed window to the front aspect, terracotta style ceramic tiled flooring, power points with USB points, ceiling spotlights and door to:

### UTILITY ROOM 10'2" x 4'10" (3.11m x 1.48m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, splashbacks, extractor fan, plumbing for automatic washing machine, space for washing machine and tumble dryer, double glazed window to the side aspect, radiator, terracotta style ceramic tiled flooring, power points, ceiling spotlights and access to the roof space, double glazed door leads to the garden, door to:

### CONSERVATORY 12'2" x 12'8" (3.72m x 3.87m)

Double glazed windows to the side and rear with views over countryside and the gardens, electric heater, power points, ceiling fan and double glazed double doors to the garden.

### MASTER BEDROOM 10'11" x 14'8" (3.34m x 4.46m)

Double glazed window to the front aspect, fitted bedroom suite with a range of wardrobes, bedside cabinets, drawers, dressing table, double radiator, TV point, power points with USB points and coved, textured ceiling, door to:





**BEDROOM TWO 10'0" x 10'8" (3.31m x 3.24m)**  
Double glazed window to the rear aspect with views over open countryside, bedroom suite with a range of wardrobes, double radiator, power points with USB points, coved and textured ceiling.

**BEDROOM THREE 7'5" x 10'8" (2.26m x 3.26m)**  
Double glazed window to the rear aspect, double radiator and power points.

**BATHROOM**  
Fitted with four piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin, tiled splashbacks, recessed tiled shower enclosure with fitted electric Mira shower with glass screen, low-level WC, heated towel rail, extractor fan, mirrored bathroom cabinet, shaver light, obscure double glazed window to the side aspect, radiator, ceramic tiled flooring and ceiling spotlights.

**LANDING**  
From dining room stairs lead to the first floor.

**ATTIC ROOM 12'0" x 17'6" (3.65m x 5.33m)**  
Double glazed window to the front aspect, skylight facing the rear aspect with views towards the Black Mountains, eaves storage, power points with USB points and radiator.



**OUTSIDE**  
The property is approached by a gated sweeping driveway providing off road parking for several cars, which leads to double garage 5.33m x 5.52m with remote controlled door, having power points, lights and door to the rear. Either side of the driveway is large lawn areas with paving pathway giving access to a patio area, housing a greenhouse and two sheds. The lawn areas are enclosed by a mixture of wooden panelled fencing, low brick wall and mature hedgerow in areas. Flowerbeds to either side of the front door, to the rear a brick wall encloses a courtyard terrace with outdoor tap, and can be accessed from the side of the house with gate at entrance and from the utility room.

**COUNCIL TAX**  
Band E £2922.69 2025/2026 (A reduction may be applicable for single occupancy).

**TENURE**  
Freehold.

**DIRECTIONS**  
Leave Hereford on the Three Elms Road passing The Three Elms public house on your left hand side. Once you reach the crossroads proceed straight across onto the A4110 Canon Pyon Road passing the recent Taylor Wimpey site on your right. Continue on this road for some distance passing the first set of crossroads, then proceed up a hill and you will see another set of crossroads pass these and then after a short distance you will see access for a lane on your left side. Take the left turn and then the property will be found after a short distance on the right hand side.

**LOCAL AUTHORITY**  
Herefordshire Council Tel no: 01432 260000

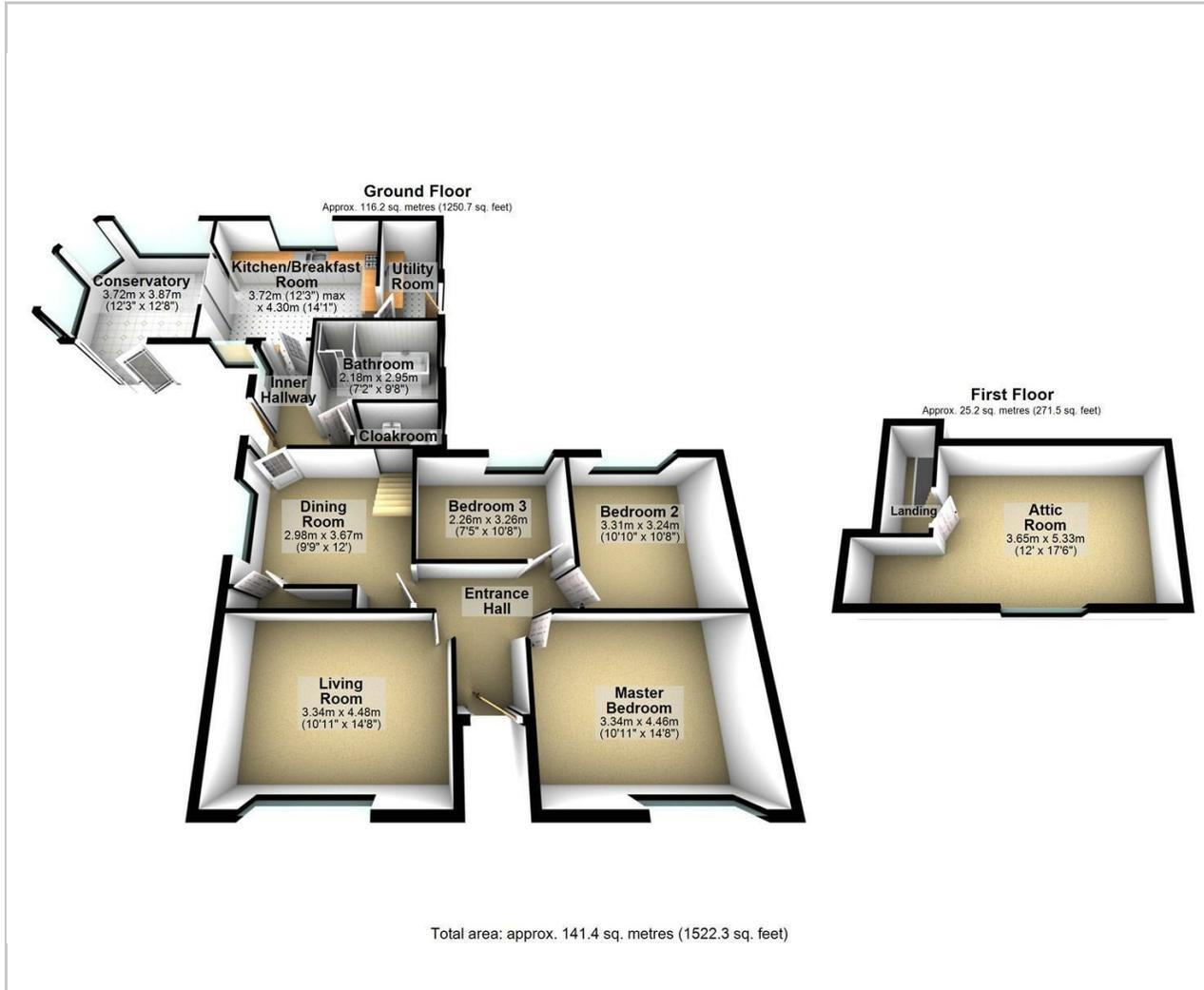
**TO VIEW**  
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**MONEY LAUNDERING REGULATIONS**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**N.B.**  
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



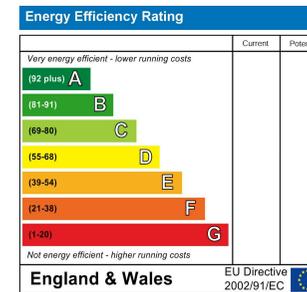
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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