



FERRY BANK

Breinton Common, HR4 7PR



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Breinton Common
Herefordshire
HR4 7PR



Enjoying a delightful south westerly aspect, over the beautiful Wye Valley, a well-designed and superbly appointed detached house forming part of this sought-after rural village.

Guide Price £575,000

Situation and Description

Breinton Common and Breinton are quietly situated some 3 miles west of the historic cathedral city of Hereford. The two villages lie approximately 1 mile apart and are serviced by a village church and hall and surround by the beautiful Wye Valley. There are wonderful walks right on the doorstep and an extensive range of shopping and leisure facilities in Hereford itself, which offers road and rail links to other parts of the country.

Ferry Bank itself is a very individual, architecturally designed house which has been carefully planned and offers beautifully appointed and practical living accommodation throughout. Much thought has been given to the use of light and space with impressive reception rooms and plenty of windows, particularly on the south western side. There are well stocked gardens to the rear, which make the most of the property's aspect, and a very useful summerhouse, which could double as a home office. In addition, the property benefits from double glazing, oil fired central heating and all fitted carpets.

Initially the house is approached via its own drive and good-sized parking and turning area, with detached garage to one side. The front door leads into a reception hall with a limestone floor and handcrafted oak staircase to the first floor. There is a spacious study to the front, which provides a quite area to work, and a very comfortable and spacious sitting room, with windows overlooking the rear gardens to trees and countryside beyond. An attractive fireplace provides a focus in the room, with fitted wood burner for those cooler nights. Adjacent is the impressive kitchen/ breakfast room, which is L shaped, with a limestone tiled floor throughout and an extensive range of fitted cupboards, built in lpg hop, double oven, built-in dishwasher, fridge and a good range of working surfaces. There is open access from the breakfast area into a wonderful sunroom, again full of light and space with a matching limestone floor, two rooflights and windows on three sides, making the most of the outlook over the gardens. The ground floor is supported by a good-sized utility room, which also houses the boiler, and a separate wc/shower room.

From the entrance hall a staircase rises to a first-floor landing with access off to the master bedroom, with double doors opening to a Juliet balcony offering lovely views. There is a double wardrobe and a well-appointed en suite shower room. There is an excellent guest suite, again with wardrobe and its own en suite bathroom, as well as two further bedrooms and a very functional family bathroom with fitted airing cupboard.

From the driveway access can be gained to a detached timber garage (17ft 5 x 12ft 9) with light, power, loft storage and a covered log store to one side. Pathways lead either side of the house to the rear gardens which are predominately laid to lawn with a picket fence at the end and lovely views. The aforementioned summer house (10ft x 8ft) is well positioned and has the benefit of being insulated and having power and light.

Directions

What3words ///warbler. meanings.potential

Proceed out of the city in a westerly direction on the A438 towards Brecon. Continue along Kings Acre Road, passing Hereford Garden Centre on the right, and continue for 1.5 miles, passing the Swainshill sign. Turn left at signpost to Breinton and Sugwas and continue for approximately 1 mile to the hamlet of Breinton Common. Ferry Bank is the second house on the right behind the village letterbox.





With excellent family/entertaining space



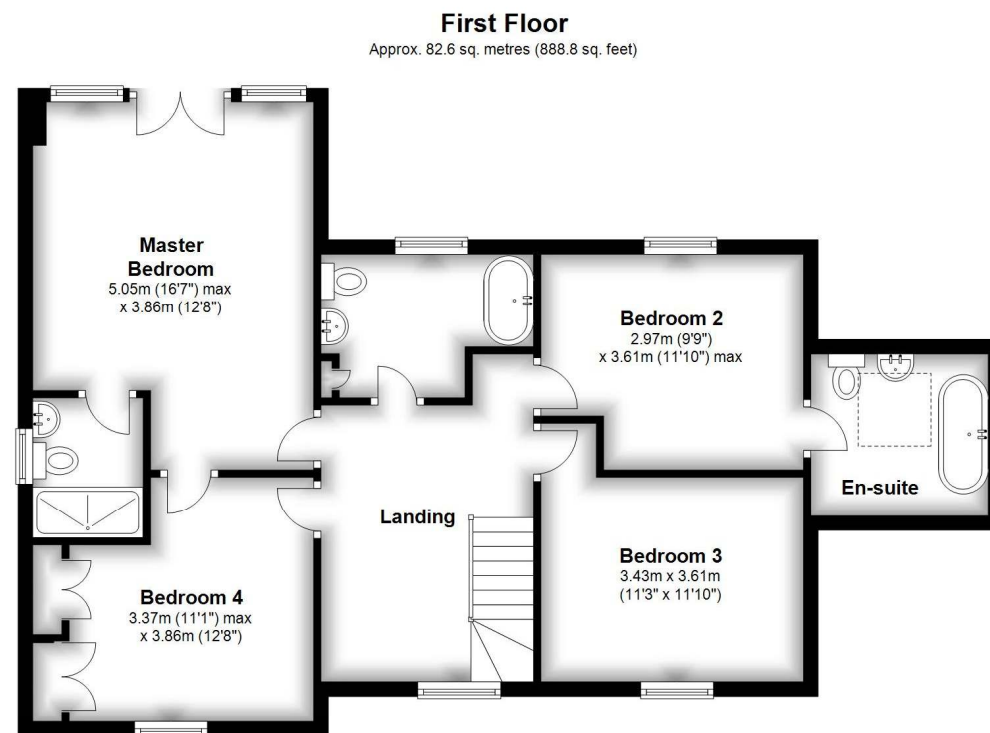
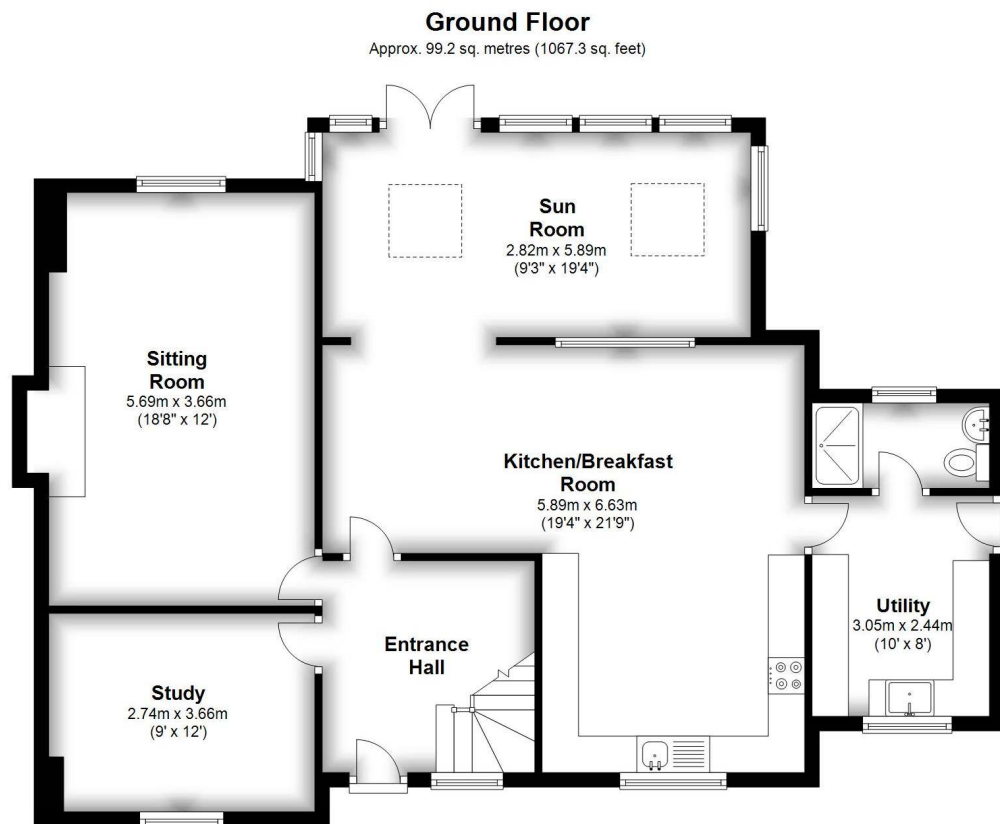




With four good bedrooms a family bathroom, separate shower room and two en suites







Services and Considerations

Mains electricity, mains water, oil fired central heating, private drainage, calor gas hob. Tenure Freehold. Council tax band F. EPC C 75/95. Broadband TBC. Mobile Coverage TBC

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Total Area: Approximately 181.7sq m / 1956 sq ft

Floorplans are for guidance purposes only and should not be taken as accurate

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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With wonderful elevated views to farmland

