



Highfield House, Burghill, Hereford, Herefordshire HR4 8NG

£850,000

**jackson**  
property



- Beautifully Presented Detached Residence
- 5 Bedrooms, 2 En-Suites
- Outbuildings
- Paddocks, Orchard

### Situation

Situated on the edge of the village of Burghill which can be located north west of Hereford city. The village itself has a primary school and popular golf course with further amenities nearby in Tillington having village stores and superb public house - The Bell Inn. Hereford city is only a short drive away (Approximately 4.5 miles) which offers an excellent range of amenities to include leisure centre, racecourse, restaurants, shopping and cinema.

### Description

Great attention to detail can be found throughout this stunning home, such as the bespoke Kitchen/Breakfast Room and Dressing Room.

The property is accessed via a private gravel driveway ending in a sweep in front of the property.

From the Hall is access into the Dining Room, and Garden Room having a Clearview wood burning stove and bay window overlooking the gardens.

The rear Hall offers access into the Utility Room with marble top, fitted sink and cupboards and housing the combination boiler.

The Kitchen/Breakfast Room is over two levels with tiled flooring, extensive handmade floor and wall units, ample marble worktops with fitted sink, dishwasher, Rangemaster double oven and under the breakfast bar is a fitted steam oven/microwave and built in fridge freezer. No detail has been missed.

The Sitting Room offers oak flooring with a Clearview wood burning stove and bread oven to one side. Beyond this is a cloakroom with WC and wash hand basin.

The Drawing Room has oak flooring and features a further Clearview wood burning stove with double doors leading into the stunning Victorian style Conservatory with added underfloor heating.

The main staircase is located in the front Hall and leads up to the top landing where there are two bedrooms, each with Victorian fire grates. The Family Bathroom has a bath, shower cubicle, WC and wash hand basin. Along the hall are hanging cupboards and a handy airing cupboard.

The Master Bedroom has its own Bathroom with shower cubicle, bath and wash hand basin. The Dressing Room has Hammond built in wardrobes and a door leading onto the balcony with wonderful views over the gardens and grounds of the property.

There are two further bedrooms, one being the main guest bedroom with its own bathroom with built in wardrobes, dressing table and underfloor heating.

Outside, the gardens form a real feature of the property offering a scope of impressive attributes. There is a summer house, previous tennis lawn, separate WC and an abundance of shrubs, trees and lit paths, together with ornamental ponds.

A large paved terrace makes an excellent entertaining space and above the property are hedged and fenced paddocks with field shelters and a vegetable garden. There are four stables with concrete yarding and a machinery shed.

- Set in Approximately 8 Acres
- 3 Reception Rooms
- 4 Stables, Formal Gardens
- Private Driveway, Ample Parking

A traditional red brick barn has a variety of rooms that subject to planning could be made an annex or ancillary accomodation/home studio and office.

### Council Tax

Herefordshire Council - Band G

### Services

Mains Water and Electricity. Private Drainage. Alarm System. Gas Fired Central Heating. Under Floor Heating in Certain Rooms.

### Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

### Directions

From Hereford take the A4110 to Knighton. The village of Portway is just outside Hereford and the entrance to Highfield House is on the left hand side about half way into the village.

### Jackson Property

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### Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

### March 2020

#### Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all











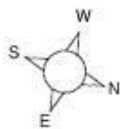
parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	83
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	70
(55-68) D	56	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-30) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**Highfield House, Portway Burghill, Hereford**  
**Approximate Gross Internal Area**  
**Main House = 3399 Sq Ft/316 Sq M**  
**Annexe = 1135 Sq Ft/105 Sq M**  
**Store = 100 Sq Ft/9 Sq M**  
**Balcony external area = 134 Sq Ft/12 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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