



Grange Farm

Burghill, Hereford, Herefordshire, HR4 7SE

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property

£550,000

Detached 3 Bedroom Home | Located in the Popular Village of Burghill | Range of Outbuildings currently used a storage | Small fenced Paddock | Private Driveway for several vehicles | 3 Receptions Rooms | Kitchen/Breakfast Room | Conservatory | Large Garden



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Situation

Burghill is a village community set 4.3 miles North West of central Hereford and with the neighbouring village of Tillington offers a range of amenities including a village school, shop, church and public house. Hereford boasts a variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

Description

The property is entered into a large inviting entrance hallway with wood flooring, access to the sitting room, kitchen/breakfast room, WC, gas radiator, power point, picture rail, access to stairs that lead to the first floor. A large sitting room can be found off the hallway with rear and side aspect windows, a redbrick fireplace with brick hearth and multi fuel wood burner, exposed stonework and beams, wood flooring, TV and power points and a gas radiator.

To the other side of the hallway is the well appointed kitchen/breakfast room fitted with a country style kitchen with a bespoke wall and base level units with a black worktop, dresser unit with display case and tiled splash-back, integrated fridge/freezer, space for a gas range cooker with a Rangemaster extractor overhead, Side and rear aspect windows with wooden shutters on the side window, stainless steel sink and draining unit with mixer tap. wood flooring, gas radiator and power points. Doors into the hallway and dining room.

The formal dining room has windows to the rear and side, this room has many uses. Currently set up as a dining room with French doors leading into the conservatory, a wood burner, power points and wood flooring, a vaulted ceiling and exposed beam. A large conservatory at the end of the hallway with tiled flooring, views overlooking the garden and patio area, French doors, gas radiator and power points.

The bright first floor landing features an airing cupboard for storage and access to all bedrooms. Bedroom one is a large double bedroom with side and rear aspect windows, a range of built in wardrobes, feature fireplace, exposed beams, power points, telephone point and a gas radiator. Bedroom two is a double bedroom with rear and side aspect windows, vaulted ceiling, power points and a gas radiator. An opening into a dressing area with double built in wardrobe, spot lights and power point. Bedroom Three/Study has a rear aspect window, gas radiator and power point.

The family shower room has been re-fitted comprising of a double walk-in shower, a sink with storage unit surround and wall mounted mirror and a WC. A velux window allows plenty of natural light into the room.

Outside

The property benefits from off road parking via a gate onto a gravelled area where there is parking for up to six vehicles. The rear garden is made up of three areas, directly at the rear of the house is a patio area leading onto a large lawned area with mature trees, shrubs and flower beds to the sides. At the top of the garden is a hard standing area where there is storage and a greenhouse with raised stone flower beds and a large hedgerow. To the side of this garden there is a further garden that is laid to lawn and enclosed by hedges. A gate takes you round to the car parking area which is bordered by a lawn.

A paddock 70' x 40' in size is a level area that is laid to lawn, wood fencing and gates leading into the paddock from the car park area. The large timber-framed outbuildings comprises of one large open barn, and two further barns suited to many uses. There is a stable/workshop and a single garage which has electricity and water supply.

Services

All Mains Services are Connected.
Herefordshire Council Tax Band E

Viewings

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

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Coronavirus Jackson Property Policies Apply

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we

are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled. A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

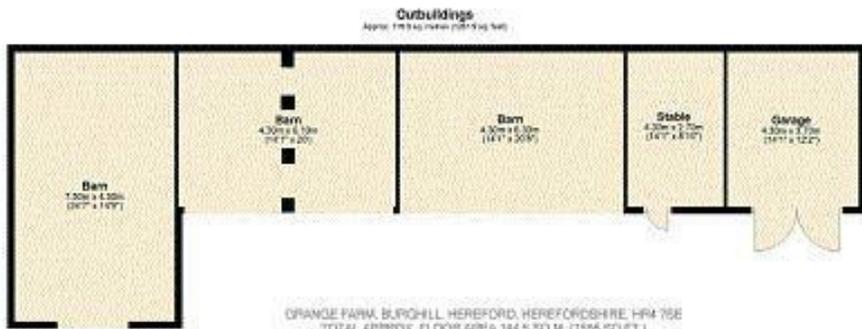
You will be contacted the following day to discuss the next steps.

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/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>







ORANGE FARM, BURGHILL, HEREFORD, HEREFORDSHIRE, HP4 7SE
TOTAL APPROX. FLOOR AREA 144.5 SQ.M. (1555 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their availability or efficiency can be given.
Scale 1:50. Method 2007.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
92-95% A			92-95% A	84	84
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	21-38% F		23
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

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