

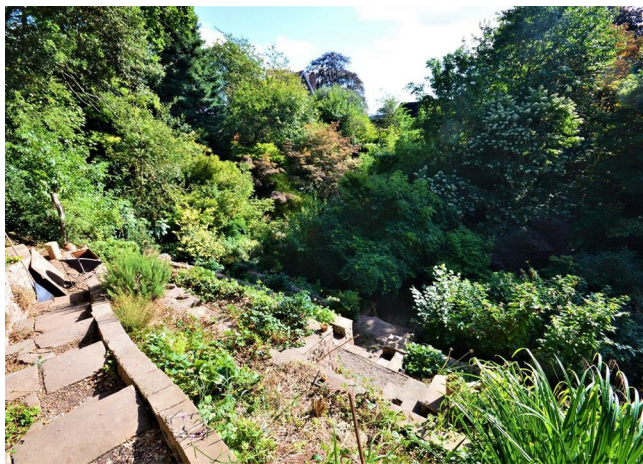


16 Old Eign Hill
, Hereford, Herefordshire, HR1 1TU

jackson
property

£950,000

A Distinctive Family Home in Approximately 1.75 Acres of Stunning Landscaped Gardens Enjoying an Elevated and Exclusive Area of Hereford | Potential For Multi Generational Living | Versatile Accommodation & Space | Set Over 3 Floors | Potential To Create A Fantastic Family Home | Must Be Viewed



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

Situation

This exceptional detached residence occupies a truly unique, elevated setting near to the River Wye in a private tree enclosed enclave just under one mile north-east of the Cathedral City of Hereford.

Local amenities include various shops and the property is well placed for access to the City's amenities including the hospital, railway station, Hereford Cathedral School and also the M50 motorway (Jct.3) at Ross-on-Wye (15 miles

Description

The property has recently undergone alterations to create a 3 storey versatile home. Currently laid as as:

Entrance hall with ornate panelling and stairs leading to first floor. The lounge is a large space with feature fireplace and boxed floor to ceiling window overlooking the terrace and lawns. There is a study room, which had plans to be scullery, having door to the side and feature fireplace. The kitchen opens into the dining room, giving a great family living space. A further box window over looks the patio and terrace. The overall space in the kitchen diner is ready for someone to make their own. Off the kitchen is a WC area and large laundry room. Further accommodation to the ground floor include a seating area, leading through to a kitchenette and shower room. The space is ideal for ancillary accommodation or a work from home space.

The first floor has been altered to include a large main suite, having outstanding views across herefordshire, with a boxed window seating area. Off the bedroom is a dressing area and en suite with roll top bath.

The main landing leads to the balcony, stairs to the second floor, cinema room and bedroom 3. Being a good size double with built in wardrobes and en suite shower room, with walk in shower, basin and WC.

The Cinema Room is a first floor space that is ideal for entertaining or relaxing. There is ample space for large sofas, built in storage and kitchenette area and access to the first

floor WC. The room also leads to Bedroom 2 and Bedroom

Both bedroom 2 and 4 are great sized doubles with views over the gardens. Both having built in storage and En Suites. The en suite to Bedroom 2 is exceptional, having an American style walkthrough shower, roll top bath, we and basin.

The second floor has large landing space with built in storage and WC room. There are 2 bedrooms, a shower room and study room. All giving a versatile space.

Outside

The property occupies an elevated position and is approached via a sweeping tarmacadam drive, with a Timber Garage and leading to a large parking and turning area.

The gardens are a prime feature of the property, having been previously open to the public on many occasions in the years gone by and have featured in various publications over the years. Professionally landscaped over several decades to incorporate a variety of rare and specimen trees and shrubs to create an idyllic haven for wildlife and providing an exceptional degree of privacy and seclusion.

There are expanses of lawn with stone walls, newly built steps and a Rose covered archways leading down to the lower lawned garden area having a outdoor Summer House. A particular feature of the lower garden area is a Copper Beech Tree believed to be 250 years old and a mature Lime Tree.

Within the grounds there is the famous 'Scot's Hole' understood to have been the hiding place for the Scot's Army during the Civil War in 1645 and now provides a duck pond and various connected ornamental ponds, surrounded by Japanese-style gardens with various pathways, seating areas and further Summer House.

Immediately to the front of the property there is a terrace which leads to the lawns. To the rear of the property there is a paved pathway, fuel store and terraced garden having a

raised brick seating area.

The whole extends to 1.75 acres.

Services

Mains water, electricity, drainage and gas are connected. The property has the benefit of gas fired central heating.

Directions

From Hereford proceed towards Ledbury on the A438, at the roundabout just past Tesco Express take the third exit into Hafod Road, at the crossroads at the top of this road turn right into Old Eign Hill where the entrance drive to the property will be found on the left-hand side after approximately 100 metres.

Viewings

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

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

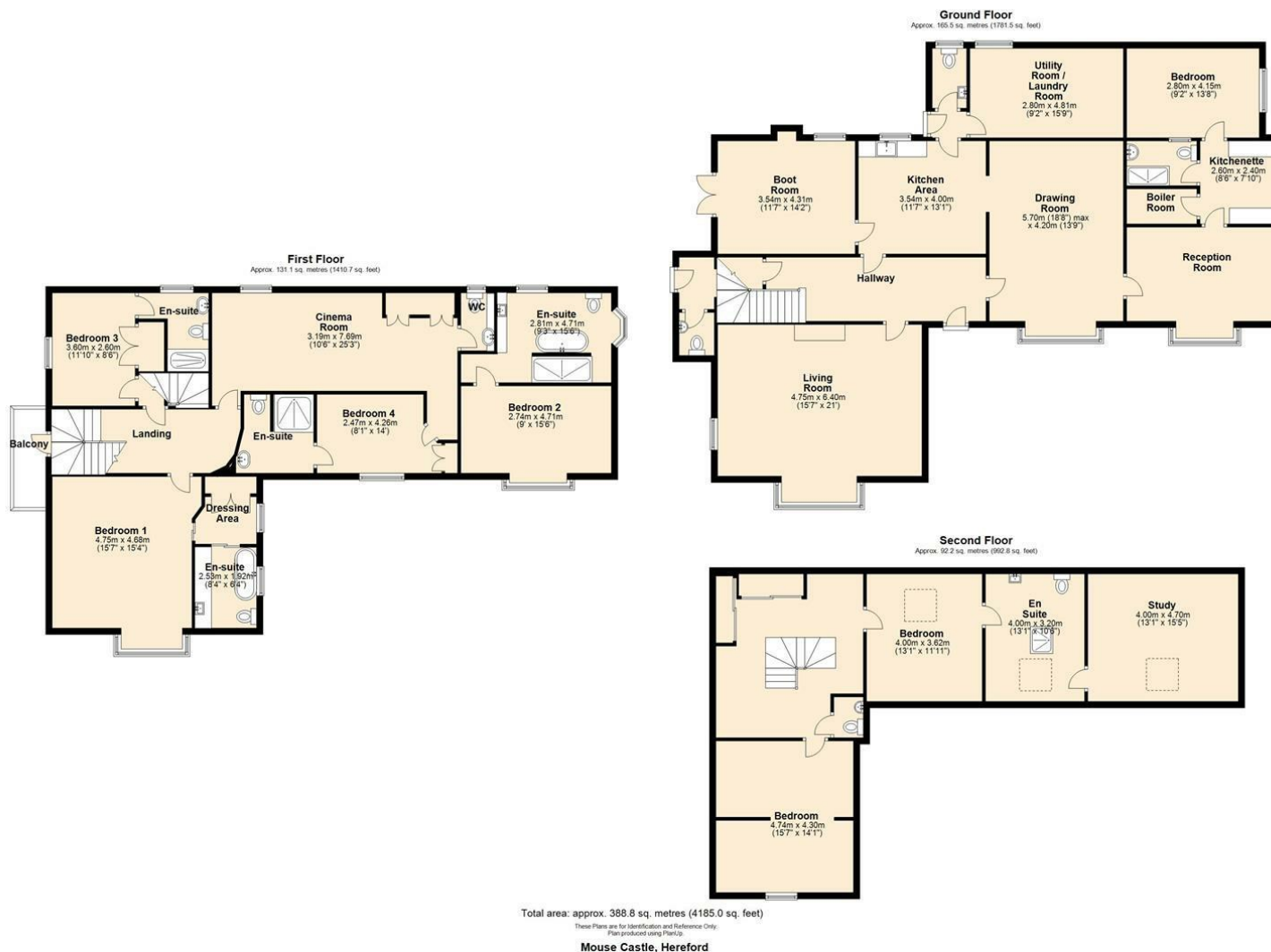
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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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