



Church House

Breinton, Hereford, Herefordshire, HR4 7PG

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property

£750,000

Renovated and extended detached residence | Recent project by local builders S M Stanley | Four Bedrooms | Large open plan family space | Lounge & Snug | 2 Bathrooms & Utility Room | Gardens & Carport Suite with store | Sold with No Onward Chain

Situation

Located in the sought after position of Breinton, an area of natural beauty just West of Hereford City. Nearby is the River Wye and many countryside walks. There is easy access to the city centre, just 3 miles distance with restaurants, cafes, cinema, theatre, Leisure Pool and Hereford Railway Stations with major network links. The property is idyllically placed on a quiet rural road, by open countryside and arable farmland with expansive countryside outlooks.

Description

The original entrance is to the front of the property, giving access to the enclosed recess area and opening to the snug/reception room. Having a focal fireplace with inset fire, storage cupboard and access to the bright spacious formal sitting room, with dual aspect windows. Double glazed doors from the snug lead to the extended family/dining/kitchen room.

Having a focal staircase, with space for dining and entertaining each side. Hard wood flooring runs throughout the entertaining space, all with underfloor heating. Bi-Fold doors lead out to the glorious patio space. The kitchen area has ample eye level and low level cupboards, velux windows that are electronically operated, in built appliances and raised breakfast bar with inset changeable lights. A door leads through to the rear Utility/Boot room and downstairs WC.

The first floor landing gives access to all bedrooms, being bright and spacious with further electronically operated velux windows and large storage/airing cupboard.

Bedroom 1 has large built in wardrobe and additional en suite shower room. Bedrooms 2,3 and 4 are all double rooms, having mounted wall lights.

The main bedroom has panelled walls, dual sinks with in built storage and roll top bath.

The grounds externally are mainly laid to lawn with entertaining patio space and car turning area. The front of the property is surrounded by a rebuilt brick wall and the rear has post and stock fencing. Gates provide access to the parking area, which in turn leads to the oak dual carport with wood store and further built in storage shed.

Overall, the quality and finish has been covered to extreme detail by local builders S M Stanley. The majority of the extensions and rear of the property have all been re-built in the last couple of years.

Services

Main Electricity, Mains Water, LPG Heating, private drainage.

Agents Notes

Building Control Sign Off Certificate 1st December 2021

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

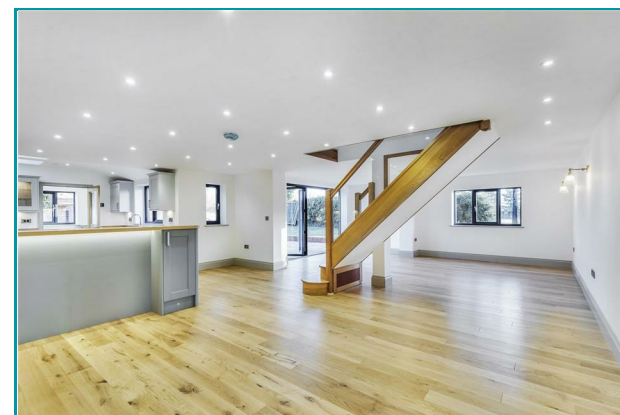
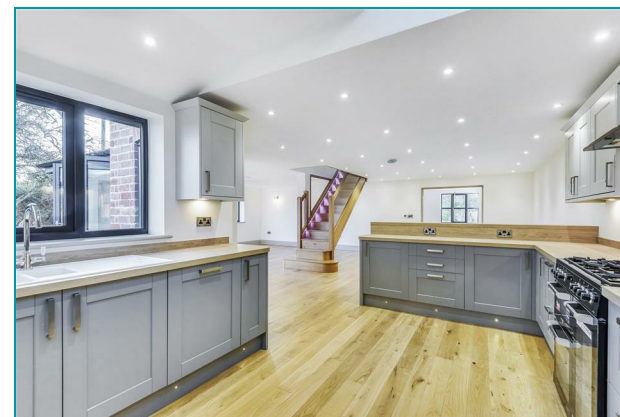
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Referral Fees

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.



To arrange a viewing please contact us on t. 01432 344 779
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Church Cottage, Breinton, Hereford, HR4

Approximate Area = 2053 sq ft / 190.7 sq m (excludes carport)

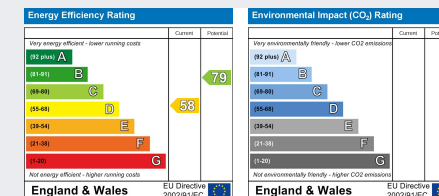
Outbuilding = 69 sq ft / 6.4 sq m

Total = 2122 sq ft / 197.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Jackson Property. REF: 803725



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