



# Willow Tree House

Bartestree  
Hereford  
HR1 4BB



# Willow Tree House, Bartestree, Hereford

**An individually designed detached modern house, in an exclusive village location, with very versatile (about 2843 sq.feet.) 4/5 bedroom accommodation with 4/5 reception rooms, potential annex, excellent parking and good sized gardens.**

This attractive modern detached house is pleasantly located on a small cul-de-sac of just six properties, within the highly favoured village of Bartestree about 4 miles east of the Cathedral City of Hereford and accessible to the market town of Ledbury (10 miles) with the M50 motorway link (junction 2).

Within the village there is a public house, a shop, village hall and sports playing field, bus service, nursery school, primary school and the property is in the catchment area for Bishops Secondary School and there is also St Mary's (RC) Secondary School in neighbouring Lugwardine.

Constructed in the 1990's, to an individual design, the property has been significantly upgraded and benefits from uPVC replacement triple-glazing and gas central heating and is in excellent order and provides very versatile accommodation which could incorporate a self-contained annex (if required).

There is a handmade fitted kitchen, a large utility room and accommodation which extends to about 2843 sq. feet complemented by excellent parking and good sized gardens which are south-facing to the rear.

The whole is more particularly described as follows: -

## **Ground floor**

Wide Canopy Entrance Porch  
With door to the

## **Entrance Hall**

Radiator, central heating thermostat, understairs storage cupboard.

## **Downstairs Cloakroom/Shower Room**

Shower, WC, wash handbasin, tiled floor, radiator, part-panelled walls and window.

## **Lounge**

Painted brick inglenook fireplace, radiator, window to front, double doors to rear garden and door to the

## **Conservatory**

Radiator and double doors to rear patio.

Double doors lead from the Lounge to the

## **Study**

Radiator, window to rear.

## **Living Room/Home Office/Games room**

With oak-effect laminate flooring, radiator, window to front.

## **Kitchen**

Fitted with a range of handmade bespoke base and wall units with a twin-bowl stainless sink unit and mixer tap, composite granite work surfaces, panelled splashbacks, island station with wine-rack and under-unit lighting, larder-style cupboard, electric double oven, 5-ring gas hob and extractor hood, integrated microwave, window to the rear, downlighters, engineered oak flooring and wide archway to the

## **Dining Room**

Part panelled walls, radiator, engineered oak flooring, downlighters, window, double doors to rear and door to the

## **Side Entrance Hall**

Radiator, cloaks cupboard and door to canopy porch.

## **Downstairs Cloakroom**

WC, wash handbasin, tiled floor, part panelled walls, storage cupboard and window.

## **Utility Room**

Base and wall units, double drainer sink unit, plumbing for washing machine, space for tumble dryer, tiled floor, part panelled walls, radiator, downlighters, hatch to Attic Room with drop down ladder, door to rear, boiler room with the Worcester gas fired central heating boiler, tiled floor, electric fuseboard and window to rear. Which along with the side hall, dining room and utility room could easily form a self-contained Annex for a relative etc.

Staircase leads from the Entrance Hall to the

## **First floor**

### **First Floor Landing**

Central heating thermostat, hatch to roof space.

### **Bedroom 1**

Radiator, window to front and door to **En-suite Bathroom** with part-tiled walls and white suite comprising a bath, wash handbasin, WC, separate tiled shower cubicle with glass screen, mains overhead and handheld fittings, tiled floor, ladder style radiator, extractor fan, storage cupboard, window to front.

### **Bedroom 2**

Radiator and window to the rear.

### **Bedroom 3**

Radiator and window to the front.

### **Bathroom**

With white suite comprising a bath with mains shower fittings, tiled surround, wash handbasin, WC, laminate flooring, ladder style radiator, large wall mounted mirror, extractor fan, window to rear.

### **Bedroom 4**

Radiator, window to rear and door to the

### **Studio/Office/Bedroom/Sitting room/Study**

Two Velux roof windows, radiator - this room could provide a dressing room with additional en-suite to bedroom 4 with a door leading to the

### **Loft Room**

With built-in store cupboards, two Velux windows and radiator and hatch with ladder to the utility room.

### **Outside**

To the front of the property is open plan, lawned with a slate bed and a rockery with ornamental shrubs and there is a brick paved drive with two attached sheds to the side, for a garden store and a toolshed.

There is access to either side of the property to the side and rear garden which is enclosed by fencing and coniferous and laurel hedging, there is a large paved area and a brick retaining wall beyond which is the lawn. Outside lights and water tap. There is also a pergola and brick-built barbeque area.

### **General information**

#### **Services**

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

#### **Outgoings**

Council tax band G - payable 2019/20 £3103.24.  
Water and drainage - rates are payable.

#### **Tenure & possession**

Freehold - vacant possession on completion.

#### **Directions**

From Hereford proceed towards Ledbury on the A438 and continue through Lugwardine and Bartestree and at the crossroads turn left towards Whitestone and then immediately left into the small cul-de-sac and the property is located at the end on the left-hand side.

#### **Viewing**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### **Money laundering regulations**

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

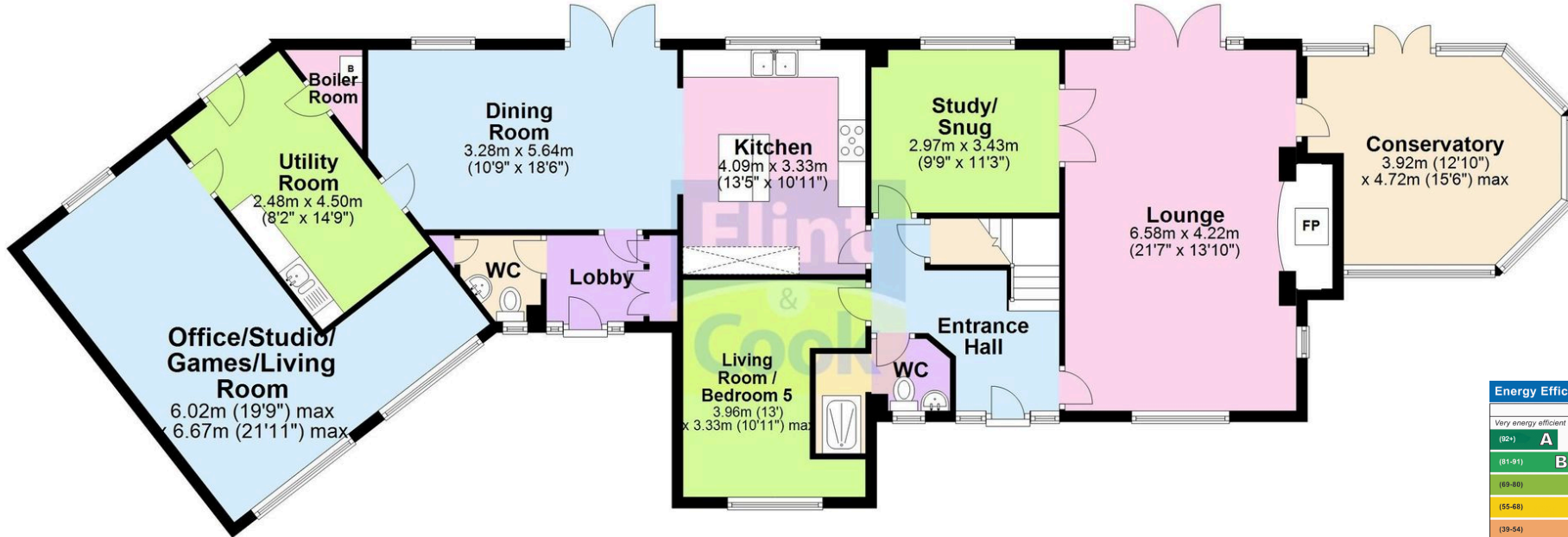
#### **Opening hours**

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm



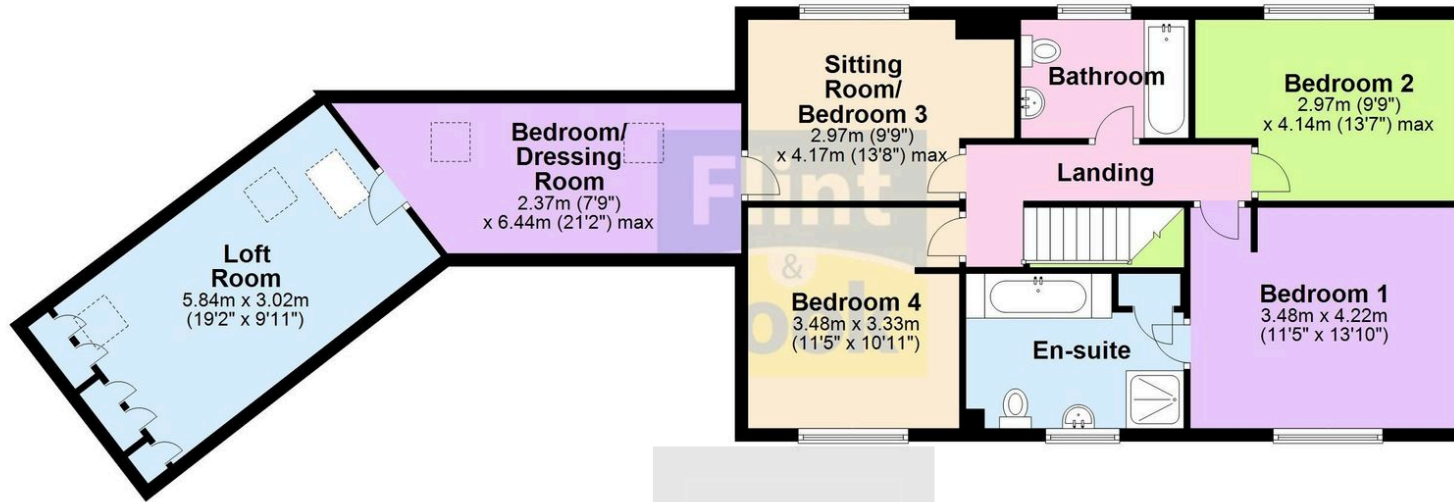


**Ground Floor**  
Approx. 160.2 sq. metres (1724.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
	74	80
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**First Floor**  
Approx. 104.0 sq. metres (1119.2 sq. feet)



Total area: approx. 264.2 sq. metres (2843.9 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



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