



# White Hall House

Burghill, Hereford  
HR4 7RL



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Occupying a prime village location and standing in large gardens and grounds of approximately 0.75 acres, a highly impressive modern Georgian style residence with 6 bedrooms (3 en-suite), versatile living accommodation and a double garage.

This outstanding detached residence occupies a prime location within the highly favoured village of Burghill, partly adjoining open farmland, just over 3 miles north-west of the Cathedral City of Hereford.

Within the village there is a church, village hall, sports playing field and golf course and in neighbouring Tillington there is also a shop, public house and primary school.

Originally constructed in the early 1980s, to an attractive Georgian design, the property has been significantly extended and provides very versatile accommodation which could incorporate a separate annexe for a relative etc. In immaculate order with gas central heating, double glazing and large gardens and grounds which extend to approximately 0.75 acres.

## **Pillared entrance hall**

With security door to the

## **Reception Hall**

Herringbone hardwood flooring, staircase, radiator, understairs storage cupboard.

## **Lounge**

Recessed fireplace with Clearview woodburning stove, radiator, windows to front and side, double doors to the patio area with sun-awning.

## **Dining Room**

Herringbone hardwood flooring, two windows to front.

## **Breakfast/Living Room**

Radiator

## **Open-plan kitchen/breakfast room**

Fitted with Shaker-style base units with hardwood worksurfaces, tiled splashbacks, 1½ bowl porcelain sink unit with mixer tap, built-in dishwasher, space for range-style cooker, walk-in Pantry with shelving and window underfloor heating and window to the rear. In the Breakfast Area there are two sets of bi-fold doors, taking advantage of the views over the garden and open farmland to the south.

## **Utility Room**

Butler style sink, hardwood worktop with tiled splashback, cupboards under and over, shelving, radiator, door to rear.

## **Side entrance hall**

Tiled floor, radiator.

## **Downstairs Cloakroom**

WC, wash hand-basin, radiator and door to the garage.

## **Staircase leads from the Reception Hall to the**

## **Gallery-style first floor landing**

Smoke alarm, radiator, window to front, hatch to roof space, Airing Cupboard with hot water cylinder.

## **Bedroom 1**

Radiator and two windows to the front.

## **Bedroom 2**

Radiator, windows to front and side.

## **Bedroom 3**

Radiator, window to side and rear and the **En-suite Shower Room** with tiled shower cubicle with mains fitment, glass screen, wash hand-basin, WC, ladder style radiator, window.

## **Inner Landing**

## **Family bathroom**

White suite comprising a bath with mixer tap, wash hand-basin, WC, separate shower cubicle with tiled walls, glass screen, mains fitment, extractor fan, ladder style radiator.

## **Bedroom 4**

Range of built-in wardrobes, radiator, bi-fold doors to roof-terrace, door to **En-suite Shower Room** with tiled shower cubicle, glass screen, mains fitment, wash hand-basin, Fossil stone sink with mixer tap and oak cupboard under, ladder style radiator.

## **Side landing**

Radiator

## **Bedroom 5**

Velux roof window, radiator. **En-suite Shower Room** with tiled floor, tiled shower cubicle, mains fitment, glass screen, wash hand-basin, WC, extractor fan, ladder style radiator, Velux roof window.

## Bedroom 6

Two radiators, large storage cupboard, windows to front, Velux roof window.

## Outside

The property is approached via a wide splayed tarmacadam entrance with stone boundary walls to either side. The drive continues to the front where there is a parking area and then the DOUBLE GARAGE with electric up-and-over door, side door to covered area, window, light, power and cupboard housing the gas central heating boiler and hot water cylinder. To the side of the garage there is a covered storage area - ideal for a home gym, office etc.

To the front there is a lawned garden and then to the side there is a productive vegetable garden and soft fruit cage. There is an extremely large rear garden, which is a prime feature of the property partly adjoining open farmland and enclosed by a mixture of hedging, fencing and stone wall.

Immediately to the rear there are paved patio areas and a semi-circle of feature dry stone wall with lavender beds. The lower part of the garden is an orchard with mixed apple trees and there is a mower shed/chicken house and enclosure. There is a brick-based cedar topped Greenhouse with power and water supply. Outside lights and water tap.

## Services

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

## Outgoings

Council tax band C - payable 2023/24 £1934.82  
Water and drainage - rates are payable/metered supply.

## Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## Viewing

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

## Directions

From Hereford proceed initially towards Brecon on the A438 and at the Whitecross roundabout take the 3rd exit onto the A4110 towards Knighton (Three Elms Road). At the traffic lights, just past the Three Elms public house, turn left and then turn right as signposted Burghill & Tillington, continue past entry for St Mary's Park then turn right for Burghill, proceed down the hill for about 1/2 a mile and the property will be located on the right hand side (just before the Church).

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>		80
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC





**Ground Floor**  
 Approx. 155.8 sq. metres (1677.0 sq. feet)



**First Floor**  
 Approx. 130.9 sq. metres (1408.7 sq. feet)



Total area: approx. 286.7 sq. metres (3085.7 sq. feet)

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



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