



Hollybush Cottage

Bartestree
Hereford
HR1 4BE



Hollybush Cottage, Bartestree, Hereford HR1 4BE

Enjoying a lovely rural location, with fine views, a substantial detached period property with 5 bedrooms (1 en-suite), excellent living space, a detached Coach House with triple garage with annexe over, excellent parking and large gardens (just under 1/2 of an acre).

This delightful, detached period property occupies an idyllic rural setting surrounded by open Countryside approximately 4 miles east of the Cathedral City of Hereford.

Within the village of Bartestree (approximately ½ a mile away) there are a range of amenities, including, a nursery school, primary school, shop, public house, village hall and sports playing field. The property is also in the catchment areas of Bishops School and there is a further secondary school in Lugwardine (St Mary's - RC).

The original property has been substantially extended and provides very spacious family accommodation which extends to approximately 3114 sq ft and been carefully renovated, to retain original features. The property benefits from gas central heating, large gardens with views and there is a detached coach house with a triple garage and self-contained apartment over – ideal for Air B&B or a relative etc.

The whole is more particularly described as follows:-

Property Description

Canopy Porch

With brick floor under, water tap and door to the

Entrance Hall

With tiled floor, doors to

Downstairs Cloakroom

With WC, vanity wash hand basin, radiator, brick arch ceiling, feature bread oven.

Reception Hall

Polished brick floor, radiator, original well pump, staircase and open window to kitchen with oak gothic style arch.

Lounge

With brick fire place with woodburning stove, radiator, bay windows to the front aspect, further windows to the side and rear aspect.

Sitting Room/Study

Exposed stone and brick work, radiator, windows to side and rear aspect.

Rear Hall

With terracotta tiled floor, radiator.

Cloakroom

With terracotta tiled floor, gas-fired central heating boiler, fitted storage cupboard, coat hooks and archway to

Utility Room

With sink and mixer tap over, useful base storage unit, space and plumbing for washing machine, side entrance door, window to the rear aspect, 2 velux roof windows.

Kitchen Dining Room

A lovely room with painted floorboards, open fireplace, fitted storage units and hardwood work surfaces, sink unit, built-in electric oven, 4 ring gas hob, plumbing for dishwasher, 2 windows and double doors to the side aspect, further double doors to the oak framed veranda.

First Floor Landing

Velux window, exposed brickwork and oak panelling, open floorboards.

Bedroom 1

With exposed ceiling timber, 2 windows, double doors to side aspect, radiator.

En-suite Shower Room

With tiled shower cubicle with mains fitment, glass screen, wash hand basin and WC, tiled floor, ladder style radiator, part-panelled walls, window with shutter.

Bedroom 2

Has exposed floorboards and ceiling timbers, radiator, window to front aspect, velux roof window.

Bedroom 3

With laminate flooring, built-in wardrobe, radiator, windows to front and side aspect.

Bedroom 4

With laminate flooring, built-in wardrobe, radiator, hatch to roof space, windows to side the and rear aspect.

There is an upper landing with tiled floor

Bedroom 5

With hatch to roof space, radiator, windows to side and rear aspect.



Bathroom

Comprising a corner bath, wash hand basin, WC, separate tiled shower cubicle with mains fitment, extractor fan, tiled floor, part panelled walls, radiator and gauze fronted storage cupboards and window to the rear aspect.

Outside

The property is approached via a splade entrance drive, leading to a gravelled parking area with adjoining lawn and the drive continues to the side of the property and to the rear with a large gravel parking and turning area.

The Coach House

Which provides a triple garage with 3 sets of double doors, light and power. There is an external brick/flagstone staircase (with log store under) and iron railings to a

Self Contained Apartment

Lounge/Dining Room

With fitted carpet, 2 electric heaters, storage cupboards and shelving, hatch to roof space, low voltage lighting, velux windows to front and roof window to rear with a lovely outlook.

Kitchen Area

Fitted with base units with work surfaces, splashbacks, sink unit, plumbing for washing machine, built in electric oven, 4 ring hob and door to

Shower Room

Comprising a double shower cubicle with electric fitment and glass screen, wash hand basin with cupboard under, WC, electric heater and velux window.

Outside

There is a large, mainly lawned garden which backs onto open farmland.

Services:

Mains electricity, water and drainage. Gas-fired central heating.

Tenure

Freehold, vacant possession on completion.

Outgoings

Council tax band C - £2177 payable 2025/26. Water & drainage rates are payable.

Directions

From Hereford, proceed towards Ledbury on the A438, continue through Lugwardine and Bartestree and at the crossroads, turn left as signposted Whitestone, after about ½ a mile turn left into Black Hole Lane and the property is located on the right hand side, approximately ¼ of a mile.

What3words: yards.flaking.perclused

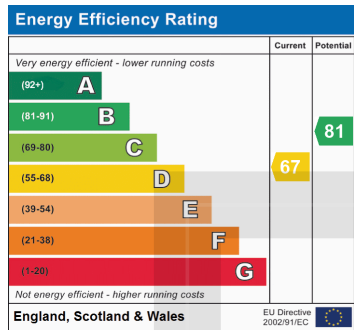
Viewings

Strictly by appointment through the Agent, Flint and Cook, Hereford, 01432 355455.

Money Laundering Regulations

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

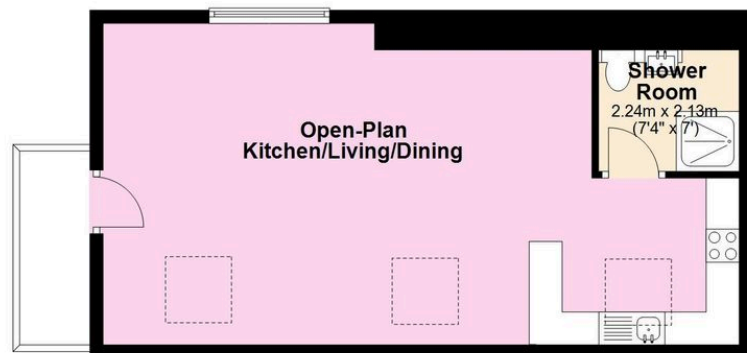
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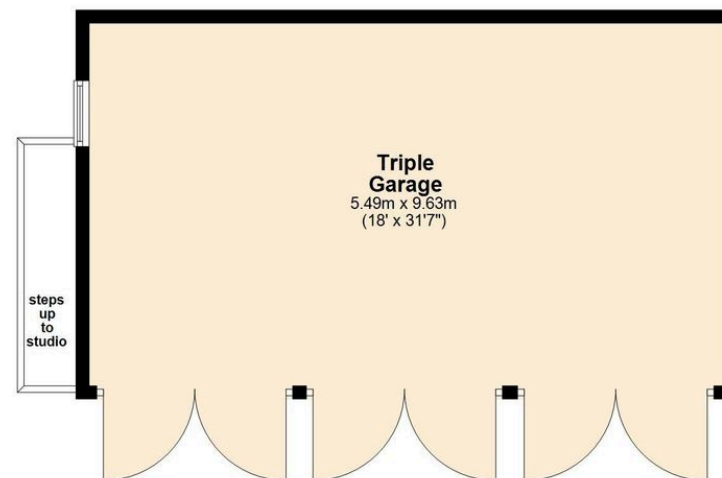
Studio Apartment

Approx. 46.9 sq. metres (504.6 sq. feet)



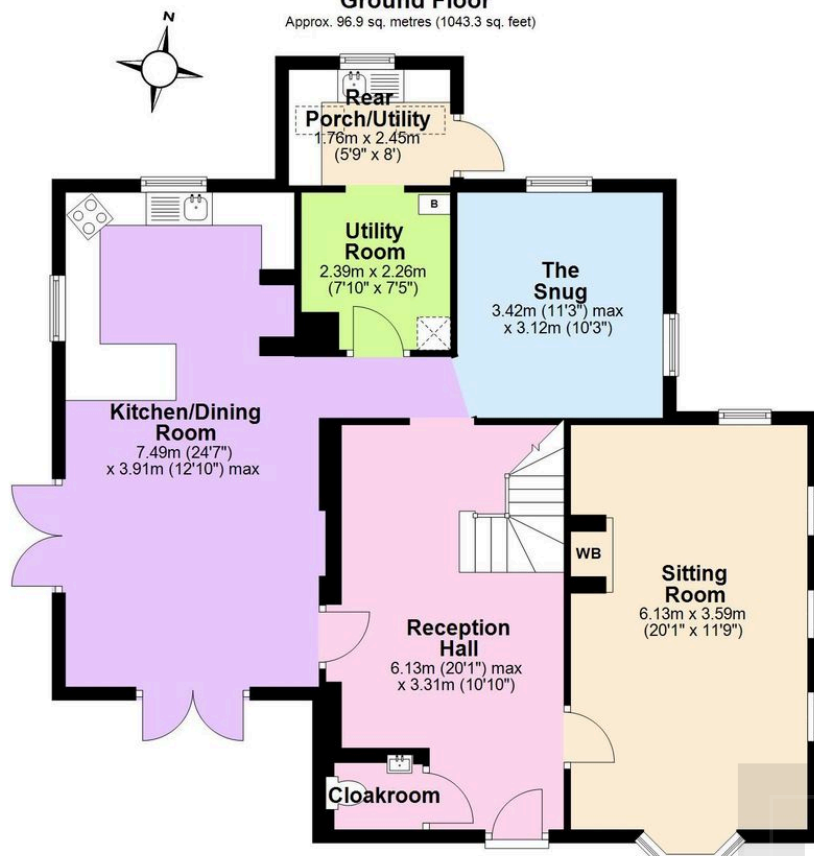
Garage

Approx. 52.9 sq. metres (569.1 sq. feet)



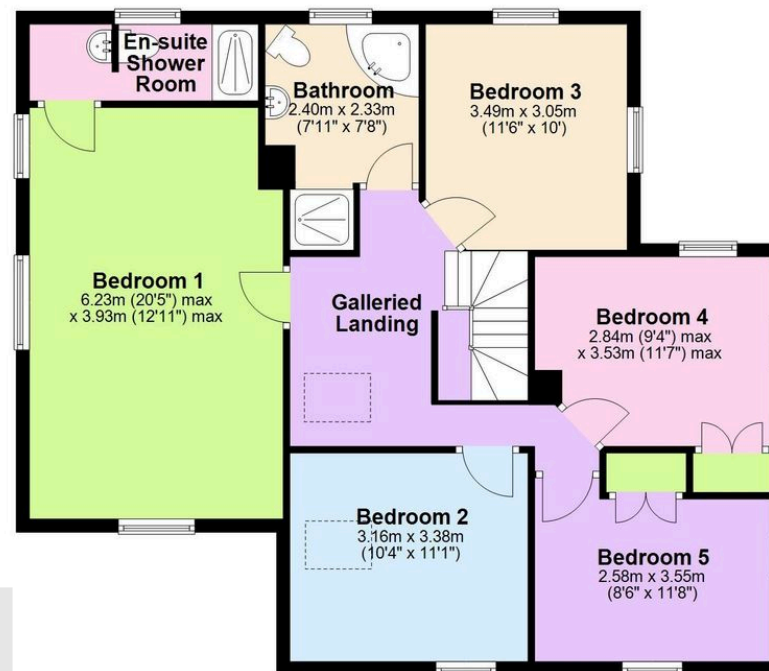
Ground Floor

Approx. 96.9 sq. metres (1043.3 sq. feet)



First Floor

Approx. 92.7 sq. metres (997.5 sq. feet)



Total area: approx. 289.3 sq. metres (3114.4 sq. feet)
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Coach House



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