



**The Oast House, Little Burlton, Burghill, Hereford  
HR4 7RQ**

**Stooke  
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## The Oast House, Little Burlton, Burghill, Hereford HR4 7RQ

Converted Oast house, comprising; reception hall, dining room, lounge, kitchen, bespoke garden room, cloakroom/utility, master bedroom with en-suite, 2 further bedrooms, family bathroom, garage, gardens and stunning views.

**£450,000**



### Situation and Description

Set in this lovely, select private development of barn conversions, a much improved and extended oast house enjoying its own gardens together with communal gardens and grounds. The property enjoys views towards open farmland countryside.

Since being originally developed, the property has been further improved with a large bespoke garden room built of brick and Oak having large picture windows with views to the garden, bespoke kitchen with marble working surfaces and of course the feature oast house room which forms bedroom two.

The village of Burghill together with the nearby village of Tillington enjoys a range of amenities to including Golf Course, primary school, church, public house, village shop and a country bus service to and from the City of Hereford.

**A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL**

### GROUND FLOOR

#### OVERVIEW

A charming much improved and extended converted oast house, forming part of this small, select range of barn conversions comprising; reception hall, dining room, lounge, kitchen, bespoke garden room, cloakroom/utility, master bedroom with en-suite, 2 further bedrooms, family bathroom, garage and gardens.

In more detail the property comprises:

Double glazed front door to:

#### Reception Hall

Having tiled floor, character exposed oak beams, open storage under stairs, radiator, wall light point, and power points.

Latched oak door leads to:

#### Cloakroom/Utility

With low flush W.C., pedestal wash hand basin with chrome tap and splash

tiling, extractor fan, obscured glass double glazed window to the rear elevation, ceramic tiled floor, working surface with space and plumbing under for washing machine and tumble dryer, soft close eye level wall cupboard, radiator, exposed ceiling timbers and power points.

#### Kitchen

4.9m x 3.34m (16' 1" x 10' 11")

A beautiful bespoke kitchen enjoying range of individually made soft close base, drawers and wall units with marble/granite working surfaces over, Franke double bowl sink with chrome mixer tap over, 5 ring gas and electric range style cooker, Neff extractor over, space for fridge/freezer, built-in cupboard housing the Worcester Bosch gas fired combination boiler servicing domestic hot water and central heating. Central workstation with marble/granite working surface, wine chiller and storage under. Wealth of exposed ceiling timbers and part natural stone walling, spot lights, tiled floor, double glazed window to the front elevation, double glazed window and door to rear elevation, power points, cooker point and gas point.

#### Dining Room

4.93m x 3.04m (16' 2" x 10' 0")

Having oak door with oak architrave, kamdean floor, radiator, power points, 3 wall light points, part exposed original stone wall and original oak beam, windows to the front elevation,

Walk through to:

#### Lounge

3.645m x 3.67m (12' 0" x 12' 0")

Having ethernet points, usb power points, 2 wall light points, double glazed window to side elevation and radiator.

Internal oak french doors lead to:

#### Bespoke Garden/Summer Room

4.56m x 3.509m (15' 0" x 11' 6")

Of oak, wood cladding and brick construction, large picture windows being fully double glazed enjoying garden views, power points, radiator, TV point, log burning stove, double doors to garden.

From the reception hall an oak staircase leads to:

### FIRST FLOOR

#### Landing

Being of a good size and large enough to accommodate a study area, and having access to the loft space, double glazed window with far reaching countryside views, built-in cupboard, carpet flooring, radiator, and exposed oak beams.

Door to:

#### Bedroom 1

5.165m x 3.1m (16' 11" x 10' 2")

Having carpet flooring, double glazed window to the rear elevation with far reaching countryside views, feature oak ceiling joists, original feature door giving access to outside via original stone steps, wall light points, radiator and power points. Built-in cupboard/wardrobe with storage shelving, hanging rail, TV point, and power points.

Oak latch door leads to:

#### En-suite Shower Room

Having enclosed low flush W.C., aqua boarding within a large shower cubicle with fitted shower, granite topped vanity wash hand basin with chrome taps wall mounted mirror cabinet, shaver point, extractor fan, half tiled wall, spot lights, tall ceilings, exposed beams, lino floor obscured glass window to the front elevation and chrome towel radiator.

#### Bedroom 2

3.63m x 3.688m (11' 11" x 12' 1")

Having vaulted ceiling (height 5.81m), 4 wall light points, carpet flooring, double glazed window to the rear elevation with fantastic scenery, radiator, ample power points and double glazed Velux sky light.

#### Bedroom 3

3.0m x 3.45m (9' 10" x 11' 4")

Having carpet flooring, radiator, TV point, double glazed window to front elevation overlooking the communal grounds, exposed oak ceiling timbers and power points.

#### Bathroom

Having bath with electric shower over, enclosed low flush W.C., wash hand



shrubs, flowers and fruit trees. There is fencing maintaining the boundary towards the original farmhouse, and in all lovely views over open farmland. Log store, and a timber constructed storage shed sat on a concrete base, and in all the gardens to this property provide a real feature being well stocked.

#### Garage

5.91m x 2.90m (19' 5" x 9' 6")  
With up and over door.

#### AGENTS NOTE

There is a pedestrian rear access over the adjoining property

#### Directions

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take 3rd exit onto A4110 Three Elms Road, at the traffic lights turn left onto Roman Road then right onto Tillington Road, after approximately 1 mile turn right after St Marys Lane, proceed for approximately 0.3 miles and the barn development can be found on the left hand side, the property is located on the right hand side of the complex as indicated by the Agents For Sale board. For those who use 'What3words' ///droplet.crusaders.paints

#### Services

All mains services are connected to the property

Maintenance charge approximately £65. per month for communal areas and general maintenance

#### Tenure

Freehold



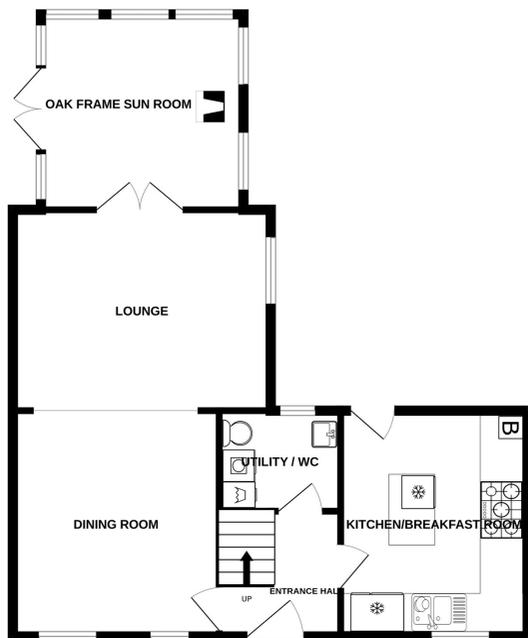
basin with chrome mixer tap, tiled floor, large tower chrome towel rail, mirror fronted cabinet with feature light and tall ceilings with inset ceiling downlighters and extractor fan.

#### OUTSIDE

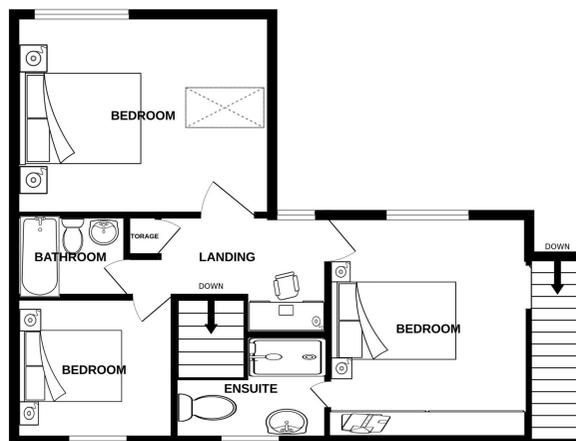
The property is approached from the lane onto a communal garden and parking area, and from here access to garaging area with the property's garage situated 2nd from the left. A gravelled path leads to the front of the development with beautifully stocked gardens to either side, and access to front door.

From the double doors exiting the summer room, leads directly onto the patio area which wraps around the building and links with the kitchen external area, and the garden has outdoor power, an entertaining patio seating area, with ornamental stone walling, and from here there are steps leading onto the garden area, where there is a large lawned garden area which wraps around the property, well stocked with a variety of

GROUND FLOOR



1ST FLOOR



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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>	72	72
(55-68) <b>D</b>		
(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 

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8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk





8 King Street, Hereford HR4 9BW  
Tel: 01432 343477  
Email: [hereford@stookehillandwalshe.co.uk](mailto:hereford@stookehillandwalshe.co.uk)

14 Homend, Ledbury HR8 1BT  
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Email: [ledbury@stookehillandwalshe.co.uk](mailto:ledbury@stookehillandwalshe.co.uk)

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)