



**Gartref, Roman Road, Stretton Sugwas, Hereford
HR4 7AN**

**Stooke
Hill and
Walshe**
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A renovated and extended, detached, 3 - 4 bedroom property with character features, comprises; dining room, kitchen, utility, study/bedroom 4, cloakroom, sitting room, 3 bedrooms, bathroom to the first floor, range of outbuildings, in approximately 2.5 acres

£630,000



Situation and Description

Nestled on the peripheral edge of Stretton Sugwas, offering an incoming purchaser a rural feel, but with amenities close at hand which includes a well regarded primary school within walking distance and at the nearby village of Credenhill there are shops, further choice of school, and social club, or in the vicinity there are further amenities at Three Elms/Kings Acre area of Hereford which is only a short distance away.

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

OVERVIEW

A beautifully renovated and extended, detached, 3 - 4 bedroom property set back from the road giving a rural but accessible to the city feel. The property is part stone with character features, comprises; dining room, kitchen, utility, study/bedroom 4, cloakroom, sitting room, 3 bedrooms and bathroom to the first floor, range of outbuildings and in all set in approximately 2.5 acres (with additional land available subject to separate negotiation).

In more detail the property comprises:

Part glazed front door leads to:

Half Timbered Porch

Having a pitched/stone half-timbered porch with double glazed windows, and slate flooring. Arch through to:

Dining Room

6.68m x 3.43m (21' 11" x 11' 3")

Having rendered and exposed feature stone walling, radiator,

double glazed windows, ceiling downlighters, and Noisette Riven slate flooring.

Opening through to -

Kitchen/Breakfast Room

3.43m x 4.20m (11' 3" x 13' 9")

Having a range of eye level and base units with work surface area, inset electric hob with oven under, stainless steel 1.5 bowl sink, double glazed windows, plumbing and space for washing machine, oil Rayburn, oil-fired central heating combi boiler serving hot water and heating. The kitchen has potential to extend into the Utility (subject to any Building Regulations).

Utility

4.20m x 2.23m (13' 9" x 7' 4")

Having double glazed windows, double glazed door to outside, and space and plumbing for washing machine.

From the dining room an opening leads to:

Inner Hallway

With radiator, double glazed window, slate flooring and fitted cupboard.

Study/Bedroom 4

2.84m x 2m (9' 4" x 6' 7")

Having double glazed window, radiator, and slate flooring.

Cloakroom

With WC low flush suite, pedestal wash hand basin, and double glazed window.

Sitting Room

4.23m x 4.56m (13' 11" x 15' 0")

Having slate flooring, fireplace with inset wood burning stove, 2 radiators, and double glazed window overlooking the land.

From the Dining Room, an Oak open tread bespoke staircase with contemporary metal glazed balustrade leads to:

FIRST FLOOR

Landing

Having double glazed Velux, Oak flooring, radiator, and double glazed window.

Bedroom 1

4.72m x 3.77m (15' 6" x 12' 4")

Having double glazed windows, Oak flooring, exposed stone wall and radiator.

Bedroom 2

4.47m x 3.12m (14' 8" x 10' 3")

Having double glazed windows, radiator, views over the land towards Credenhill Woods.

Bedroom 3

2.96m x 2.89m (9' 9" x 9' 6")

Double glazed window and radiator.

Bathroom

2.96m x 3.78m (9' 9" x 12' 5")

A modern suite comprising stand alone bath with spray head attachment, WC low flush suite, pedestal wash hand basin with Oak splashbacks, Oak flooring, 2 radiators, double glazed



Store

5.26m x 3.71m (17' 3" x 12' 2")
With power and light.

Workshop

7.9m x 5.00m (25' 11" x 16' 5")
With power and light.

Open Sided Barn

17.00m x 7.00m (55' 9" x 23' 0")

Dutch Barn

17.00m x 7.00m (55' 9" x 23' 0")

Directions

From Stooke, Hill and Walshe office in Hereford proceed west onto Whitecross Road A438, and at the roundabout take the 2nd exit onto Kings Acre Road A438 and just after Wyevale Nursery turn right onto the A480 towards Stretton Sugwas and Credenhill, at the next roundabout take the 3rd exit (right turn right onto Roman Road A4103), turn right at the first cottage and proceed along the drive, where the property is situated at the end. For those who use 'What3Words' [///broker.glider.motivator](https://www.what3words.com/)

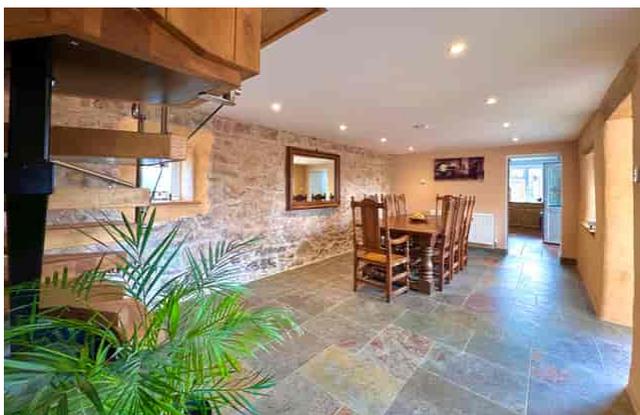
Services

Mains electricity and water. Private drainage. Oil fired C/H

Tenure

Freehold

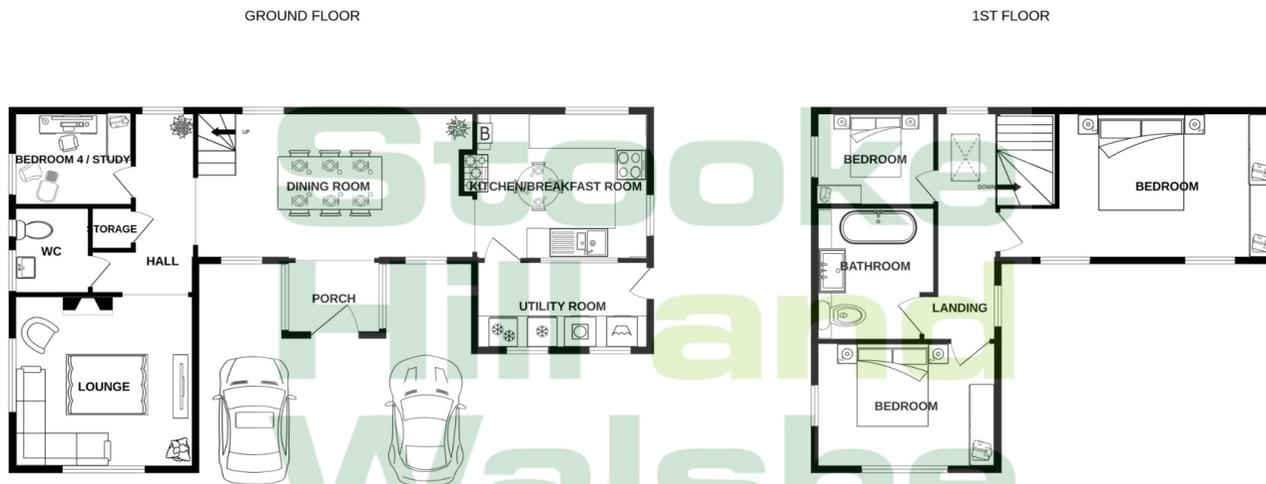
Council tax band 'C'



window.

OUTSIDE

From the road, the property has a right of way over the initial part of the drive then a private gravelled drive leads to the land and property. There is a wide parking/turning area with a further stoned area around the house, and also, there is an area of garden with some fruit trees and then across the drive a level paddock, ideal for horses, or similar stock. The total land extends to about 2.5 acres, with the option to purchase further land if so desired.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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