

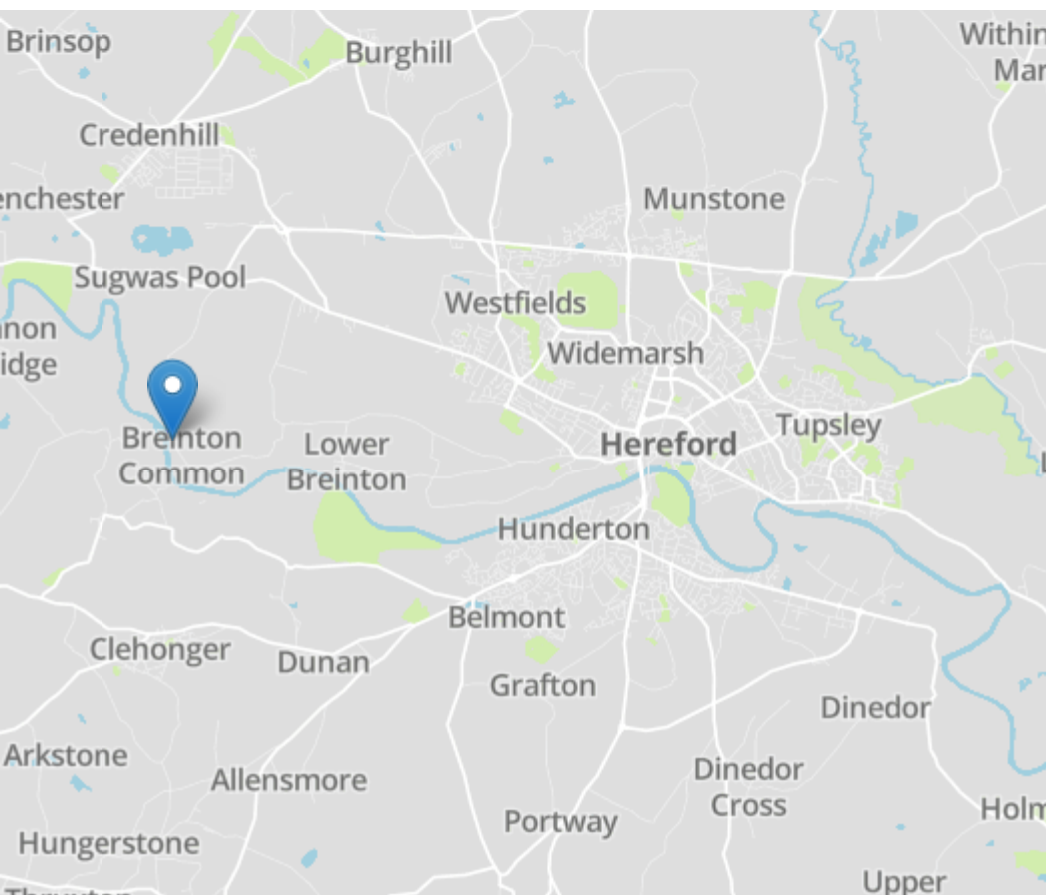
The Gables,
Breinton Hereford HR4 7PR

Price Guide £425,000



DIRECTIONS

From Hereford City proceed west onto Barton Road, following onto Breinton Road and after approximately 2.8 miles turn right to upper Breinton, towards Breinton common, turn right again and the bridle path road can be found on the right hand side as indicated by the directional board and the property can be found on the right hand side. For those who use "What3words" //lights.truth.blatantly



GENERAL INFORMATION

Tenure

Freehold

Services

Mains water and electricity. Gas is provided by LPG bottles. Private drainage. Please note boiler for central heating is in roof space above the kitchen.

Outgoings

Council tax band 'E'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		62
	21	

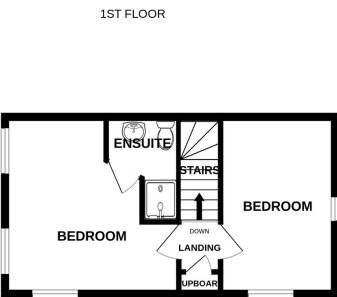
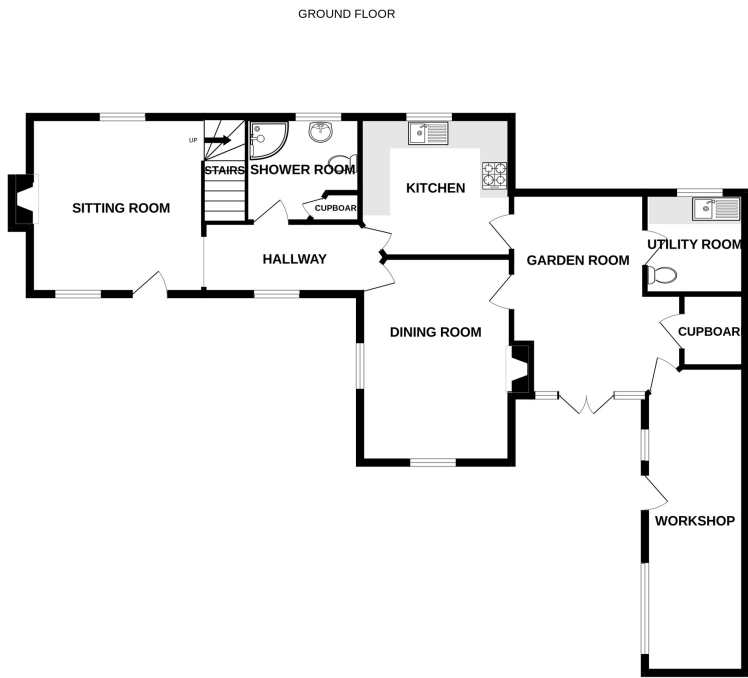
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Popular area of Breinton west of Hereford City
- Period beautifully presented 2 bedroom character property
- Gas central heating & double glazing

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

Pleasantly located in the Breinton area of Hereford in an elevated position, up from the river Wye, and being located approximately 4 to 4.5 miles west of Hereford City. This charming character cottage which has been beautifully presented by the current vendors and enjoys accommodation comprising 3 reception rooms, well equipped kitchen, 2/3 bedrooms (subject to room usage) and shower room. With the master bedroom enjoying en-suite shower. The property benefits from full gas central heating (LPG), has double glazing throughout and we strongly recommend an internal inspection to fully appreciate the accommodation that is on offer here. Close by is a wealth of walks and the property is located on the bridleway which leads up to Breinton Trig point which has elevated quintessential views around Herefordshire and also an abundance of footpaths both towards Hereford City itself and to the river Wye.

In more detail the property comprises:

Large Entrance Porch

Having seating to one side and with pleasant outlook down the garden. Oak front door with small window leads to:

Sitting Room

3.76m x 3.80m (12' 4" x 12' 6")
With feature inglenook type fireplace with brick surround, oak mantle over and quarry tiled hearth, fitted wood burning stove, salting area, and feature bread oven which has original brick surround and stone beneath to one side, exposed wall and ceiling timbers, radiator, and power points. Walk-way through to:

Inner Hallway

With radiator, large under stairs storage facility ideal for cloaks etc. Small step and oak door leads to:

Kitchen

3.16m x 3.32m (10' 4" x 10' 11")

Beautifully fitted with a range of high gloss modern units, comprising 1.5 bowl sink, storage beneath, adjacent laminated working surfaces with drawers and cupboards below, space for cooker, stainless steel and glass extractor canopy, further base unit to one side, two eye level store units, London brick tiled surround to all working surfaces, wood effect flooring and door leading back through to the garden room.

Ground Floor Shower Room

Being beautifully fitted with a large corner shower and the shower being run directly off the domestic hot water, low flush WC, wash hand basin, tiled floor and walls, and linen cupboard, radiator/towel rail and fitted large storage unit with shelving.

Dining Room / Bedroom 3

3.32m x 5.07m (10' 11" x 16' 8")
With feature inglenook type fireplace with brick surround, quarry tiled heath and oak mantle over, radiator, power points, and dual windows with pleasant outlook to the side and the front garden with a south southwesterly aspect. Braced oak door leads to:

Garden Room

3.71m x 4.50m (12' 2" x 14' 9")
With tiled flooring, radiator, power points, french style glazed doors opening onto front patio and garden with pleasant outlook, and additional access from the kitchen. Accessed from this garden room is a large walk in storage facility ideal for cloaks/shoes etc and a further pine door gives access to a workshop/studio. Pine door leads to:

Utility/Cloakroom

2.29m x 2.27m (7' 6" x 7' 5")
Having single drainer sink unit with space and storage beneath, space and plumbing for washing machine and tumble dryer above, low flush WC, and useful vacuum storage to the side. From the garden room access leads to:

Workshop/Studio

2.53m x 6.67m (8' 4" x 21' 11")
Having concrete floor, power, light, fitted work bench, store cupboard with double doors and shelving, and personal door giving direct access to the patio and front garden.

Stairs from the sitting room lead to:

FIRST FLOOR

Landing Area

With access to roof space and linen cupboard with shelving. Door to:

Bedroom 1

3.91m x 3.86m (12' 10" x 12' 8")
With dormer style window with pleasant outlook to the front and beyond and a further two windows with outlook to the side giving plenty of light to this room, radiator, power points, and built-in wardrobe unit with his and hers storage facility.

En-Suite Shower

With WC, shower cubicle and tiled surround, Mira electric shower, pedestal wash hand basin, and radiator/towel rail.

Bedroom 2

3.90m x 2.40m (12' 10" x 7' 10")
With radiator, power points, corner wardrobe unit, dormer window to front and further window to side and again providing ample light.

OUTSIDE

The property is approached from the side, via access from the bridleway which also gives vehicular access to other properties down the lane. The property enjoys two driveways and the the first mentioned driveway is approached via double timber gates onto a gravelled hardstanding driveway providing ample car parking for numerous vehicles, useful covered storage, timber garage, and adjoining carport. The front garden is beautifully presented with a

range of ornamental shrubs, and bushes giving colour throughout the year, original Well, herringbone brick pathway leads up to the property where there is a raised Indie stone patio area with outside hot tub, garden shed and log store, garden is predominantly laid to lawn with corner patio/sun terrace area, with ornamental trees and the property is boundaried by a selection of timber slatted fencing and laurel hedging giving complete privacy and enjoys a southerly/southwesterly. Access from the front of the property to the side with pergola area and access to the second driveway, providing further parking or storage for trailer/caravan, gate leads around to the rear where there is a further paved area, space for bins and a personal gate, giving access to the rear garden which also enjoys vehicular access off the lane.

Garage

3.50m x 5.10m (11' 6" x 16' 9")
With outside water tap, and having double doors. Adjoining:

Carport

3.07m x 5.0m (10' 1" x 16' 5")



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✔ Sitting Room 3.76m x 3.80m (12' 4" x 12' 6")
- ✔ Kitchen 3.16m x 3.32m (10' 4" x 10' 11")
- ✔ Dining Room 3.32m x 5.07m (10' 11" x 16' 8")
- ✔ Garden Room 3.71m x 4.50m (12' 2" x 14' 9")
- ✔ Utility/cloakroom 2.29m x 2.27m (7' 6" x 7' 5")
- ✔ Workshop/Studio 2.53m x 6.67m (8' 4" x 21' 11")
- ✔ Bedroom 1. 3.91m x 3.86m (12' 10" x 12' 8")
- ✔ Bedroom 2. 3.90m x 2.40m (12' 10" x 7' 10")
- ✔ Garage 3.50m x 5.10m (11' 6" x 16' 9")
- ✔ Carport 3.07m x 5.0m (10' 1" x 16' 5")

And there's more...

- ✔ Quintessential Herefordshire countryside walks
- ✔ Workshop/Studio
- ✔ Garage and carport