



The Shires

Harewood End
Hereford
HR2 8JT



The Shires, Harewood End, Hereford HR2 8JT

Pleasantly situated between Hereford and Ross-on-Wye, a superb 4/5 bedroom detached house offering ideal family accommodation. The property, which is in excellent decorative order throughout, benefits from over 3,000 sq. feet of generously sized living accommodation, 2 en-suite shower rooms, potential self-contained Annexe, extensive rear garden with fine views, double garage and ample off-road parking.

Bespoke oak timber Entrance Porch

With outside light and entrance door through to the

Spacious Reception Hall

Feature flooring, turning carpeted staircase to the first floor and door to the

Downstairs Cloakroom

Low flush WC, vanity wash hand-basin with storage below and mirror over, further storage space, feature flooring, extractor fan and recessed spotlighting.

From the Reception Hall, a partially glazed door leads through to the

Impressive Lounge

A light and airy room with fitted carpet, exposed oak timbers, large double glazed window to the front aspect, 2 further double glazed windows to the side and double glazed double doors to the rear patio enjoying fine views across the garden and countryside beyond, feature Inglenook-style fireplace with granite hearth and woodburning stove and display oak timber mantel over, range of lighting and partially glazed panelled door to the

Dining/Sitting Room

Fitted carpet, double glazed double patio doors enjoying a fine view across the rear garden and countryside beyond and open-plan access to the

Luxury Kitchen/Breakfast Room

Comprehensively fitted out with an extensive range of wall and base units, 1 1/2 drainer sink unit with mixer tap over, recessed spotlighting, range of integrated appliances including double oven, microwave, full height fridge and full height freezer, dishwasher, ample granite worksurfaces with splashbacks, large double glazed window to the front aspect, feature flooring, double glazed double patio doors enjoying fine views to the rear and partially glazed panelled door from the Entrance Hall and a glazed panelled door to the

Large Utility Room

Single bowl sink unit with mixer tap over, granite worksurfaces with splashbacks, range of base cupboards, space for washing machine and tumble dryer, wall mounted LPG gas central heating boiler, double glazed window to the rear enjoying a fine view, partially double glazed stable door and window to the side, large store cupboard, recessed spotlighting, door to the front driveway, feature flooring throughout and door to the

Study

Fitted carpet, double glazed window to the side.

Downstairs Bedroom 5/playroom/sitting room

Fitted carpet, double glazed window, vanity wash hand-basin with storage below and door to the front driveway.

Second downstairs Cloakroom

Low flush WC, vanity wash hand-basin with storage below and wall mirror over, double glazed side window.

From the Utility Room, a carpeted staircase leads up to the

First floor landing area

Fitted carpet, radiator, ample storage space and door to the

Large Games Room (above the garage)

An impressive light and airy room with fitted carpet, range of radiators and 5 Velux rooflights.

Agents note

The "West Wing" of the property comprising the Utility, Study, Bedroom & Loft Room could easily be converted into a potential self-contained Annexe.

From the Reception Hall, a turning carpeted staircase leads up to the

Spacious first floor landing

Fitted carpet, radiator, recessed spotlighting, double glazed window to the front aspect, useful built-in store cupboard, separate airing cupboard and door to

Bedroom 1

Fitted carpet, radiator, bedside lights, double glazed double doors opening onto the BALCONY and enjoying fine views across the rear garden and stunning countryside beyond and door to the **EN-SUITE SHOWER ROOM** with large double shower cubicle with rainwater style showerhead above, vanity wash hand-basin with storage below, splashback and touchlight mirror over and shaver socket, low flush WC, feature flooring, double glazed window, recessed spotlighting, extractor fan, ladder style towel rail/radiator.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear enjoying fine views and door to the **EN-SUITE SHOWER ROOM** with suite comprising double shower cubicle with rainwater-style showerhead above and glazed sliding door, vanity wash hand-basin with touchlight mirror above and shaver socket, low flush WC, feature flooring, ladder style towel rail/radiator, recessed spotlighting and extractor fan.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear enjoying fine views.

Bedroom 4

Fitted carpet, radiator, double glazed window to the front aspect.

Bathroom

Luxury suite comprising free-standing bath with handheld shower attachment over, vanity wash hand-basin with mirror above, low flush WC, feature flooring, double glazed window, recessed spotlighting, extractor fan and ladder style towel rail/radiator.

Outside

The property is approached over a tarmacadam shared driveway leading onto the extensive driveway providing ample off-road parking facilities and with a further off-road parking area, ideal for a caravan/motorhome/trailer etc. The front garden is attractively laid to lawn with a variety of trees and from the driveway there is access via 2 remote control electric roller doors to the **DOUBLE GARAGE** with power and light points, EV charging point, double glazed side window, ample storage and access door to the side.

Services

Mains water, electricity are connected, private drainage. Telephone (subject to transfer regulations). Gas (LPG) fired central heating, solar power to property via 12 panels.

Outgoings

Council tax band G - payable 2024/25 £3813.63
Water - metered supply.
Private drainage

Money laundering regulations

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

Directions

Proceed south out of Hereford on the A49 Ross Road and on reaching Harewood End, turn left into the public house carpark and immediately left again to the private drive leading to The Shires.

Viewing

Strictly by appointment through the agent, Flint & Cook
01432 355455





Ground Floor
Approx. 149.6 sq. metres (1567.5 sq. feet)



First Floor
Approx. 150.2 sq. metres (1599.0 sq. feet)



Total area: approx. 298.8 sq. metres (3216.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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