



# The Rectory

Church Lane  
Tarrington  
Hereford  
HR1 4EU



# The Rectory, Church Lane, Tarrington, Hereford HR1 4EU

**A modern, individually designed detached house in a delightful village location between Hereford and Ledbury, 4/5 bedrooms, about 2200 sq ft, potential self-contained Annexe, oak-framed carport and garage, and large, private gardens.**

This attractive detached property occupies a private yet, accessible, location close to St. Philip and St James Church within the highly favoured village of Tarrington which lies between the Cathedral City of Hereford (6 miles) and the market town of Ledbury (8 miles) with the M50 (Jct. 2) motorway link.

Within the village there is a public house, Church, village hall and further amenities are available in the nearby village of Bartestree where there is also a shop, nursery school, primary school and St Mary's (RC) Secondary School in Lugwardine. The property is also in the catchment area for John Masefield High School.

Traditionally constructed in the mid-1970's to a high standard with some hardwood herring-bone flooring, the property is in excellent order and provides ideal family accommodation (2,200 sq. ft.) with, replacement double glazing, gas central heating, security alarm system, a lovely outdoor entertaining space, ample parking and an oak-framed carport and garage and very large gardens.

**Oak-framed canopy Entrance Porch with Door into the**

## **Entrance Hall**

with part Travetine and hardwood herring-bone flooring, walk-in storage room and radiator with cover.

## **Dining Room**

with herring-bone floor, radiator and windows to front and side.

## **Downstairs Cloakroom**

with WC and concealed cistern, wash hand basin with worktop, Travetine tiled floor, radiator and window.

## **Lounge**

with hardwood herring-bone floor, multi-fuel stove with cast-iron surround and raised hearth, window to the rear and bi-fold doors to a Sun Deck, folding doors leading to the

## **Kitchen/Breakfast Room**

Breakfast Room with doors to rear and radiator.

Kitchen having a range of contemporary-style base units with granite work surfaces and tiled splashbacks, breakfast bar with a two-oven gas Aga, there is a four-ring gas hob, electric double oven, plumbing for dishwasher, pelmet lighting, windows to side and rear and panelled glazed door leading to the

## **Utility Room**

with store cupboard, fitted storage units with Belfast-style sink unit, mixer tap, plumbing for washing machine, quarry tiled floor, radiator, window and door to side and further door to

## **Shower Room**

with tiled shower area, glass screen and shower fitment, laminate flooring, vertical radiator, storage cupboard, further cupboard housing the gas-fired central heating boiler and door to Carport.

## **Study/Family Room/Bedroom 5**

with downlighters, radiator and two windows.

A staircase leads from the Entrance Hall to the

## **First Floor Gallery-Style Landing**

with radiator, window to front, store cupboard and hatch to roof space.

## **Bedroom 1**

Hardwood flooring, built-in wardrobe, radiator, windows to side and rear.

## **Dressing Room**

With built-in wardrobes, tiled floor and

## **En-suite Shower Room**

with tiled floor and shower cubicle with mains overhead and handheld fitment, wash hand basin, WC, radiator and extractor fan.

## **Bedroom 2**

Radiator, built-in wardrobes and windows to front and side.

## **Bedroom 3**

Radiator, hardwood flooring and window to side and rear.

### Bedroom 4

Laminate flooring, radiator, two Velux windows.

### Bathroom

Bath with mixer tap and shower attachment, tiled double shower cubicle with glass screen, mains overhead and handheld fitment, wash hand basin, WC, extractor fan, ladder-style radiator and two windows to side.

### Outside

To the front of the property there is a brick-paved parking area and slate bed with ornamental shrubs, lights and water tap. Oak framed Carport with door to rear and adjoining Garage with hardwood doors and gate providing side access.

The property occupies a lovely rural position with views over farmland, particularly to the front (eastern side) of the property over pastureland to the Malvern Hills and stands in approximately half an acre of mature gardens which are mainly lawned and enclosed by mixed hedging and fencing, there are a range of ornamental shrubs and trees together with numerous fruit trees (apple and plum). Immediately to the side of the property is an entertaining area with sun deck, sunken seating area with firepit, Summer House, exterior socket and barbecue.

To the rear there is a raised patio with iron railings and light. There is a further lawned garden area to the western side of the property with a ground-level trampoline, further fruit trees and log store.

### Services

Mains electricity, gas, water and drainage are connected. Outside power sockets, water taps and lights.

### Outgoings

Council tax band F, payable 2024/25 £3358.14. Water and drainage rates are payable.


### Directions

From Hereford proceed towards Ledbury on the A465, continue into Tarrington and then turn right by the public house, continue for about 300 yards then turn left towards the Church and then take the first turning left, towards the Church and the property will be located on the left-hand side.

### Money Laundering Regulations

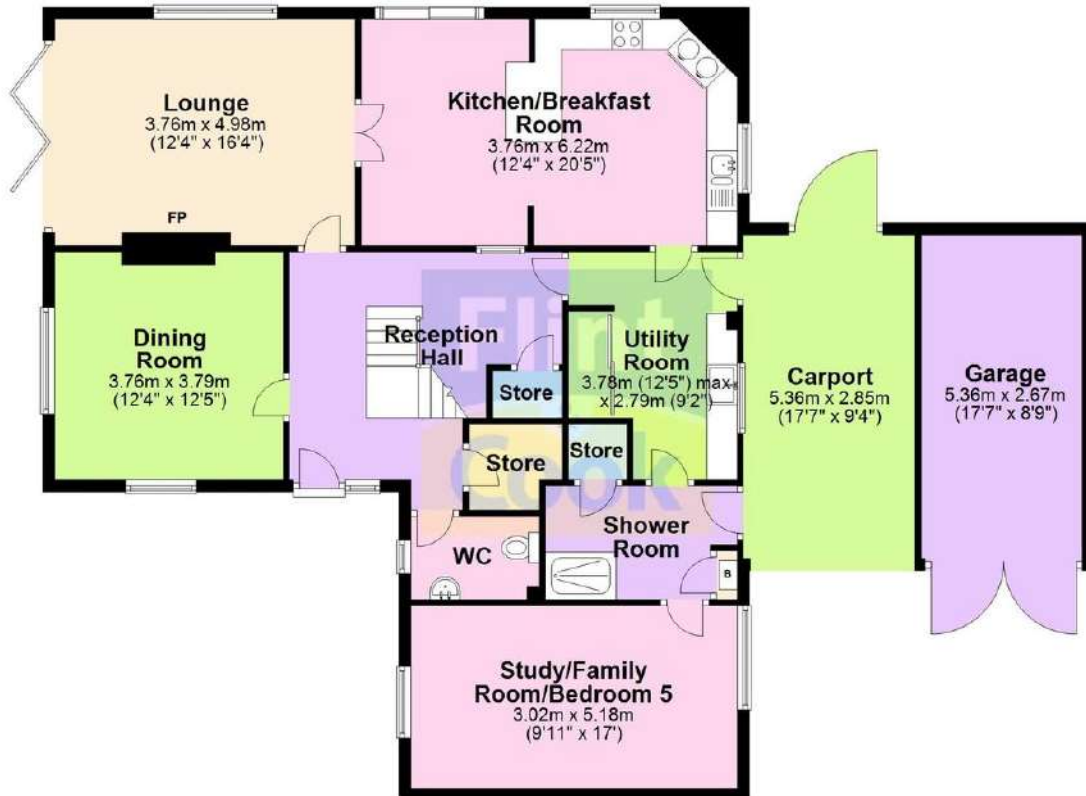
Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



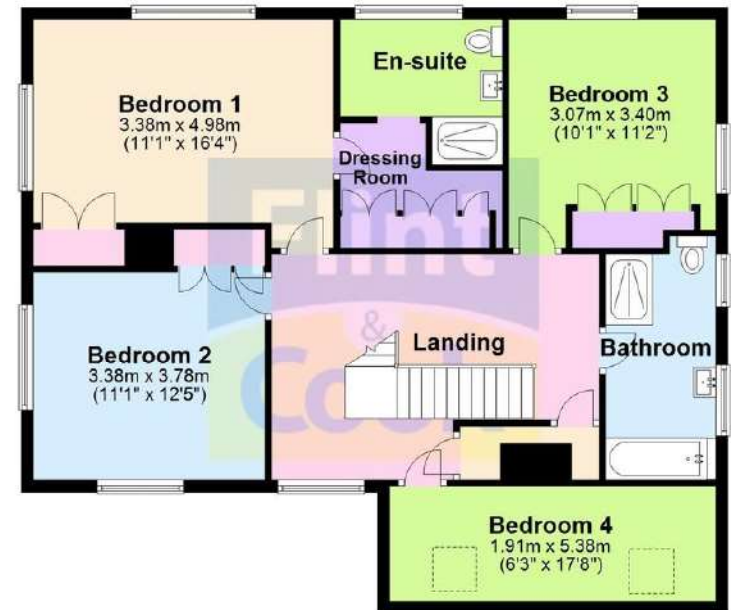
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	



**Ground Floor**  
Approx. 113.2 sq. metres (1218.1 sq. feet)



**First Floor**  
Approx. 96.7 sq. metres (1040.9 sq. feet)



Total area: approx. 209.9 sq. metres (2259.0 sq. feet)

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



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