



# Claremont Court

Swainshill, Hereford  
HR4 7PU

**Flint**  
*&*  
**Cook**



# Claremont Court, Swainshill, Hereford HR4 7PU

**A handsome and imposing period residence, extending to nearly 5000 sq.feet, conveniently located on the western edge of the City, beautifully presented with landscaped gardens extending to approximately three-quarters of an acre.**

**Entrance Porch; Reception Hall; Cellars; Rear Porch; Drawing Room; Dining Room; Kitchen/Breakfast Room; Study; Utility/Laundry Room; Master Bedroom with en-suite; 4 further bedrooms (1 with en-suite); large first floor family room leading to gardens; garaging' storeroom' boot room; office; greenhouse; workshop/mower shed (potential for self-contained Annexe).**

Claremont Court is located in a convenient location within the hamlet of Swainshill which lies within easy access of the Cathedral City of Hereford (2 miles). Nearby amenities include an extensive range of educational, recreational and shopping.

Believed to date from the early 19th Century the property has, in recent years, been extensively renovated. It retains period features, wherever possible, such as cornicing, windows, doors and shutters.

Benefiting from gas central heating, security alarm system, security cameras, double glazing, quality sanitary ware, downstairs cloakroom, extensive handmade bedroom furniture.

## Ground Floor

A particular feature is the stunning kitchen/breakfast room with handmade units, tiled flooring, granite work surfaces and various built-in appliances, including an oven, separate combination oven, dishwasher, refrigerator, gas hob and a two-oven gas fired AGA. French doors open onto the terrace.

The principal accommodation is well-proportioned with dining room, drawing room, study and large laundry/boot room.

Stairs (accessed via a door from the hall) lead to extensive cellars.

## First Floor

A family room on the first floor leads directly on to the upper garden area.

All the bedrooms are of a good-size; two have en-suites, there are two further bath/shower rooms.

## Outside

The property is approached via a splayed entrance drive with electric sliding wooden gates leading to an enclosed courtyard, providing excellent parking and turning space. The former stables and coach house, provide garaging, storage and accommodation over.

The front garden is stocked with a variety of ornamental shrubs and trees. To the side of the property is a walled garden, predominantly laid to lawn with a variety of fruit trees, rose bushes, paved patio areas, a pergola and stone dividing wall.

Beautifully landscaped gardens provide a prime feature of the property. The majority of the boundaries are walled. There are extensive lawns and shrubs which offer an exceptional degree of privacy.

Steps from the sun terrace lead down to a large level lawn, ideal for a tennis lawn. **Summerhouse**.

There is a further enclosed garden area within which there is a **large workshop/mower shed**, which is alarmed. There is also a **Gymnasium/Studio** with bi-fold doors, roof windows, laminate flooring, light and power with a flagstone patio in front.

## Agent's Note

To the rear of the property there is a 10 acre field which is currently Let by the current owners for approx. £2,800 per annum and this could be transferable to the new purchaser if required.

## General information

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

## Outgoings

Council tax band 'G' - payable 2022/23 £3492.44

Water and drainage rates are payable.

## Tenure & possession

Freehold with vacant possession on completion.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## Money laundering regulations

Prospective purchasers will be asked to produce appropriate documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

## Residential lettings & property management

We operate a first class residential lettings and property management service, for further details please contact Jackie Eversham (01432) 355455.

## Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

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