

FOR  
SALE



Freens Court House, Sutton St Nicholas, Hereford HR1 3AY

£735,000 - Freehold

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## PROPERTY SUMMARY

Peaceful elevated rural location an impressive 4 bedroom detached house with 3 reception rooms, luxury kitchen, main bedroom with en-suite and balcony, beautiful gardens, large paddock (approx 1.73 acres). Far reaching countryside views. No onward chain.

## POINTS OF INTEREST

- *Idyllic rural setting*
- *Impressive detached house*
- *4 Bedrooms*
- *Extensive gardens & grounds*
- *Luxury fitted kitchen*
- *Far-reaching views*
- *Viewing highly recommended*
- *Approx 1.73 acres*
- *No onward chain*



## ROOM DESCRIPTIONS

### Upvc Entrance door through to the

#### Entrance Hall

Laminate flooring and open plan access to the

#### Study

Radiator, laminate flooring, power and light points, double glazed windows with roller blinds enjoying far-reaching views.

#### Reception Hall

Fitted carpet, radiator, understairs store cupboard and doorway to the

#### Dining Room

Fitted carpet, double radiator, double glazed window to the side aspect enjoying a pleasant outlook, picture rail and brick fire surround with display mantel over and internal window to the Study.

#### Lounge

Fitted carpet, double radiator, picture rail, feature wood-burning stove, double glazed window to the front aspect enjoying far-reaching views and access to the

#### Luxury Fitted Kitchen

With 1½ bowl sink unit with mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with splashbacks, tiled floor for easy maintenance, feature AGA cooker, under cupboard lighting, eye-level display cabinets, central spotlighting, recess ideal for fridge/freezer, kick-board lighting, integrated dishwasher and access to the

#### Breakfast/Garden Room

Range of base units with work surfaces, Power and light points, double glazed windows and door to the

#### Downstairs Cloakroom

With low flush cistern.

#### Utility Room

With single bowl sink unit, wall and base cupboards, worksurfaces, space and plumbing for washing machine and tumble dryer, double glazed window to the side, further space for freezer etc and door to the

#### Living Room

Fitted carpet, double radiator, coved ceiling, double glazed window to the side enjoying a pleasant outlook, double glazed double sliding patio door to the rear, 2 double radiators and door to the

#### Rear Lobby

With partially double glazed door to the rear and internal door to the garage and door to the

#### Downstairs Shower/Cloakroom

Comprising large double shower cubicle with glazed door, low flush WC, pedestal wash hand-basin, radiator, partially tiled wall surround, vinyl flooring, wall mirrors, double glazed window with roller blind.

#### Agents Note

The Utility/Living Room and Shower Room could easily be incorporated as a downstairs Annexe providing multi-generational living, if required.

#### Landing

Fitted carpet, double glazed window to the rear enjoying a pleasant outlook, useful storage space with shelving.

#### Bathroom

Suite comprising bath with handgrips, shower unit and glazed folding screen over, pedestal wash hand-basin, low flush WC, radiator, vinyl flooring, double glazed window to the rear enjoying a fine outlook.

#### Bedroom 4

Fitted carpet, picture rail, double radiator, double glazed window to the rear enjoying a fine outlook and range of built-in

wardrobes with overhead cupboards.

#### Bedroom 2

Fitted carpet, radiator, picture rail, range of built-in wardrobes with sliding doors and double glazed window to the front aspect enjoying superb views.

#### Inner Landing

Fitted carpet, eaves store cupboard, further built-in wardrobe with hanging rail and shelf over and door to

#### Bedroom 3

Fitted carpet, radiator, double glazed window to the side enjoying a fine outlook, picture rail and built-in wardrobe.

#### Main Bedroom Suite

A light and impressive room with fitted carpet, 2 double and 1 single panelled radiator, range of built-in wardrobes, access hatch to loft space, double glazed windows enjoying fine views and door to the En-suite Shower Room with suite comprising shower cubicle with glazed folding door, low flush WC, wash hand-basin, double glazed window.

#### From the Main Bedroom, a double glazed sliding patio door opens onto the

#### Outside

Double gates open onto an extensive driveway providing off-road parking facilities for several vehicles and an electric roller door then opens into the GARAGE with power and light points, double glazed side window and open rear providing vehicle access into the large courtyard to the immediate rear of the property providing ample further off-road parking facilities and this also leads to the SINGLE GARAGE with up-and-over door, power and light points and there is ample storage.

Freens Court stands in beautiful landscaped gardens to the front, side and rear which have been attractively laid to lawn, interspersed with a variety of flowers and shrubs and all well enclosed by established trees, hedging and fencing to maintain privacy.

There are various entertaining spaces, useful garden store, garden shed, outside tap, range of lighting and the DETACHED SUMMERHOUSE taking full advantage of the far-reaching views. There are 2 further useful garden stores both with power and light. Boiler Room housing the oil fired central heating boiler and useful water butt. A 5-bar gate then opens out to an extensive PADDOCK which is laid to lawn and enclosed by mature hedging.

The gardens and grounds form a special feature of the property and really must be seen to be fully appreciated.

#### Service

Mains water, electricity are connected. Private drainage. Telephone & Broadband (subject to transfer regulations). Oil-fired central heating.

#### Outgoings

Council tax band 'F' payable 3371.53

#### Tenure & Possession

Freehold - vacant possession on completion.

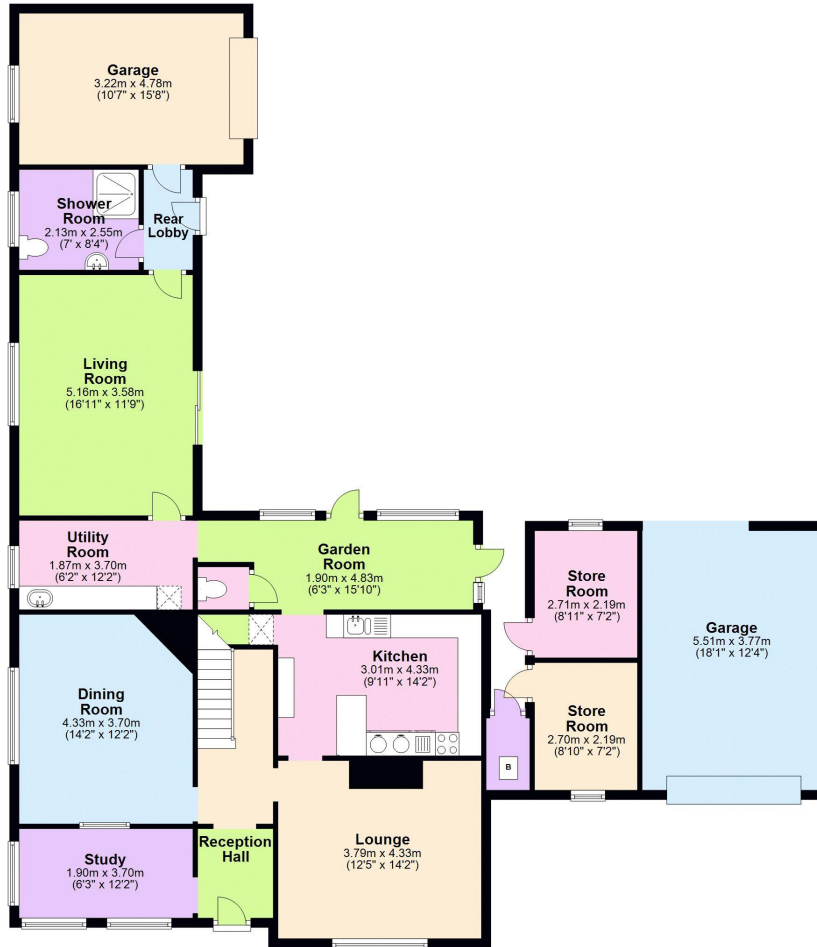
#### Directions

Proceed north out of Hereford City over Aylestone Hill and at the bottom of the hill take the 2nd turning at the roundabout signposted to Sutton St Nicholas. On entering the village turn left at the crossroads and after passing the Church on the left hand side, Freens Court is the next property on the right.

#### Money Laundering

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

**Ground Floor**  
Approx. 161.9 sq. metres (1742.4 sq. feet)



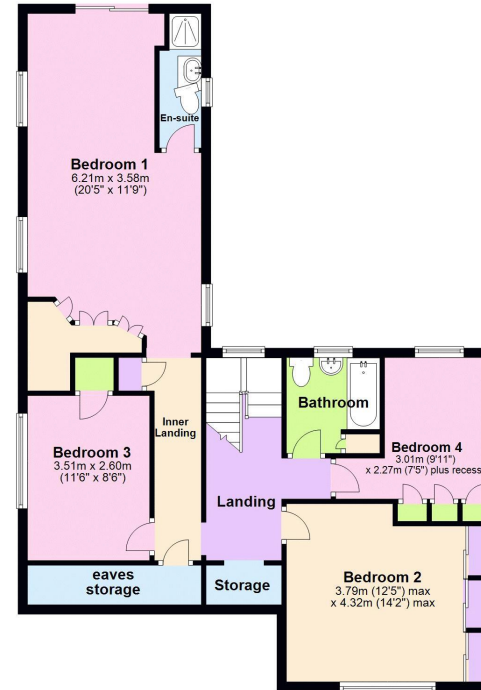
Total area: approx. 247.8 sq. metres (2667.5 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**Freens Court House, Sutton St Nicholas, Hereford**

**First Floor**

Approx. 85.9 sq. metres (925.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
		<b>71</b>
	<b>46</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC