

FOR  
SALE



Willow Tree House Bartestree, HEREFORD HR1 4BB

£629,950 - Freehold

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## PROPERTY SUMMARY

Individual designed modern house in exclusive village location with 4/5 bedrooms, 1 en-suite, 4/5 reception rooms, very versatile accommodation, potential annexe, excellent parking and good sized garden.

## POINTS OF INTEREST

- *Modern detached house*
- *Exclusive village location*
- *4/5 bedrooms, 1 en-suite*
- *4 receptions, 1 en-suite*
- *Spacious & versatile accommodation*
- *Annexe potential*
- *Large gardens*
- *Viewing highly recommended*



## ROOM DESCRIPTIONS

### Wide Canopy Entrance Porch

With door to the

### Entrance Hall

Radiator, central heating thermostat, understairs storage cupboard.

### Downstairs Cloakroom/Shower Room

Shower, WC, wash handbasin, tiled floor, radiator, part-panelled walls and window.

### Lounge

Painted brick inglenook fireplace with gas stove, radiator, window to front, rear and side and door to the

### Conservatory

Radiator and double doors to rear patio.

### Double doors lead from the Lounge to the

### Study

Radiator, window to rear.

### Open Plan Kitchen/Dining Room

Fitted with a range of handmade bespoke base and wall units with a twin-bowl stainless sink unit and mixer tap, composite granite work surfaces, paneled splashbacks, island station with wine-rack and under-unit lighting, ladder-style cupboard, electric double oven, 5-ring gas hob and extractor hood, integrated microwave, window to the rear, downlighters, engineered oak flooring and wide archway to the

### Dining Area

Part panelled walls, radiator, engineered oak flooring, downlighters, window, double doors to rear and door to the

### Side Entrance Hall

Radiator, cloaks cupboard and door to canopy porch.

### Downstairs Cloakroom

WC, wash handbasin, tiled floor, part panelled walls, storage cupboard and window.

### Utility Room

Base and wall units, double drainer sink unit, plumbing for washing machine, space for tumble dryer, tiled floor, part paneled walls, radiator, downlighters, hatch to attic room with drop down ladder (potential for Bedroom 6), door to rear, boiler room with the Worcester gas fired central heating boiler, tiled floor, electric fuseboard and door and window to rear.

Which along with the side hall, dining room and utility room could easily form a self-contained Annex for a relative etc.

### Loft Room/Potential Bedroom 6

With built-in store cupboards, two Velux windows and radiator and hatch with ladder to the utility room.

### Living Room/Home Office/Games room

Garage conversion, accessed from the utility room, with oak effect laminate flooring, radiator, window to front.

### First Floor Landing

Central heating thermostat, hatch to roof space.

### Bedroom 1

Radiator, window to front with En-suite Bathroom with part-tiled walls and white suite comprising a bath, wash handbasin, WC, separate tiled shower cubicle with glass screen, mains overhead and handheld fittings, tiled floor, ladder style radiator, extractor fan, storage cupboard, window to front.

### Bedroom 2

Radiator and window to the rear.

### Bedroom 3

Radiator and window to front.

### Bathroom

With white suite comprising a bath with mains shower fittings, tiled surround, wash handbasin, WC, laminate flooring, ladder style radiator, large wall mounted mirror, extractor fan, window to rear.

### Bedroom 4

Radiator, window to rear and door to the

### Studio/Office/Bedroom/Sitting room/Study

Two Velux roof windows, radiator - this room could provide a dressing room with additional en-suite to bedroom 4 with a door leading to the

### Outside

To the front of the property is open plan, lawned with a slate bed and a rockery with ornamental shrubs and there is a brick paved drive with two attached sheds to the side, for a garden store and a toolshed.

There is access to either side of the property to the side and rear garden which is enclosed by fencing and coniferous and laurel hedging, there is a large paved area, brick retaining wall beyond which is the lawn. Outside lights and water tap. There is a pergola and brick-built barbeque area.

### Outgoings

Council Tax Band 'G'

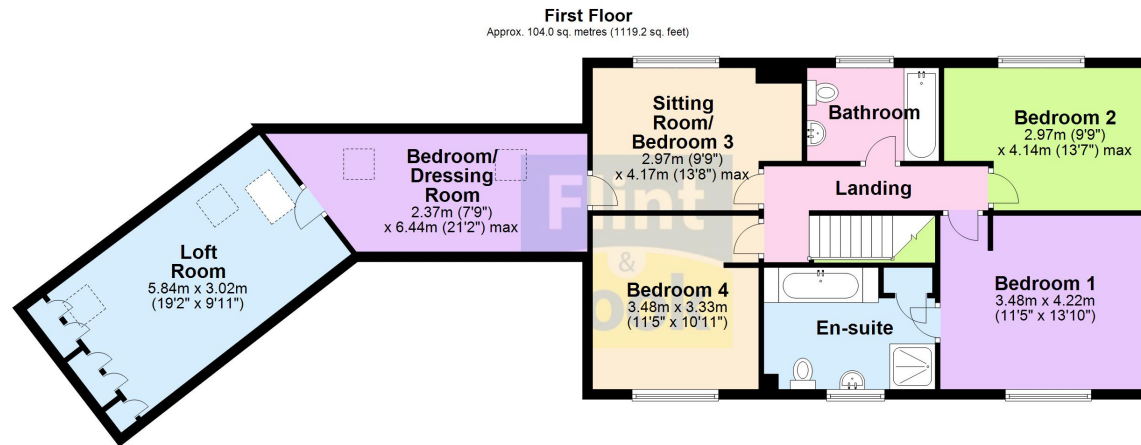
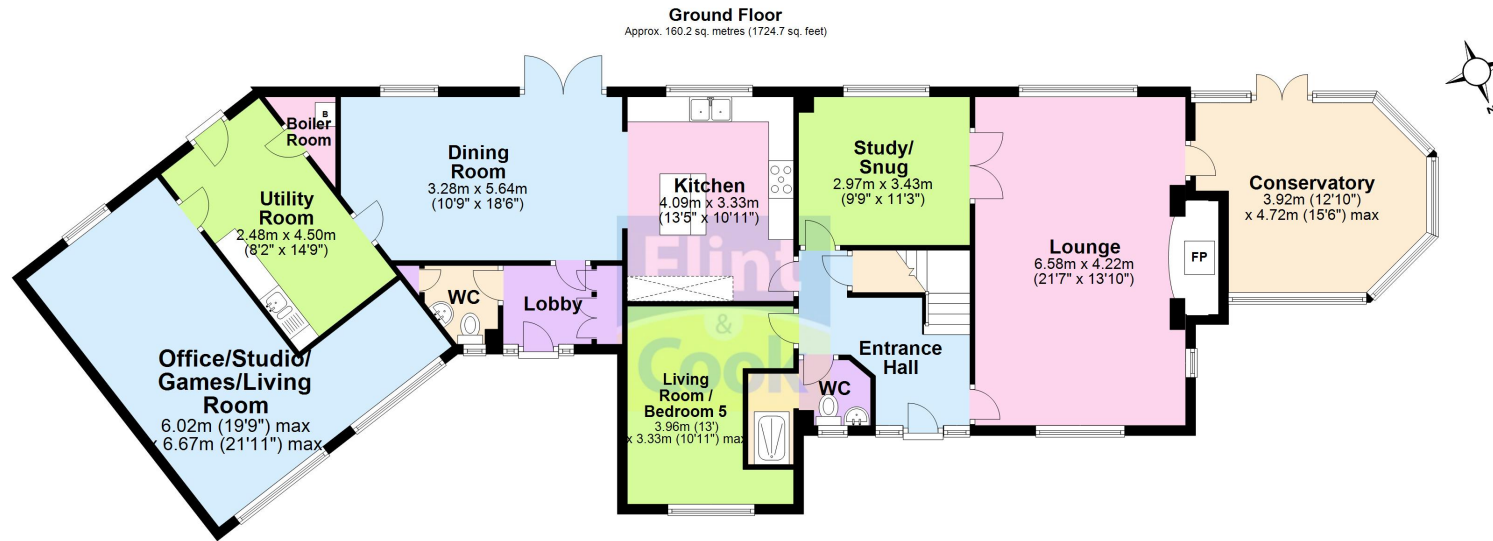
Water & drainage rates are payable

### Directions

From Hereford proceed towards Ledbury on the A438 and continue through Lugwardine and Bartestree and at the crossroads turn left towards Worcester and then turn immediately left into the small cul-de-sac and the property is located at the end of the left-hand side.

### 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.



Total area: approx. 264.2 sq. metres (2843.9 sq. feet)

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

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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>		74	80
(55-68)	<b>D</b>			
(39-54)	<b>E</b>			
(21-38)	<b>F</b>			
(1-20)	<b>G</b>			
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				