HAYWOOD HOUSE
BELMONT ✦ HEREFORD
BENGOUGH

HAYWOOD HOUSE

BELMONT ✦ HEREFORD ✦ HR2 9RT

A significant Border Oak property.

Hall ✦ Drawing room ✦ Library ✦ Dining room
Kitchen/breakfast room ✦ Study Boiler/store room
Utility room

Seven bedrooms ✦ Five bathrooms (four en suite)

Garaging ✦ Additional parking ✦ Gardens

In all about XX acres

Hereford 2 miles ✦ Ledbury 20 miles
M50 (J2) 27 miles ✦ Worcester 28 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

LOCATION

Haywood House is on the south-western outskirts of Hereford City. Access into the city centre is quick and easy, with all that it has to offer, be it excellent shopping and leisure facilities or its magnificent cathedral. Schools also abound, be they Hereford Cathedral School, the Sixth Form College or the Steiner school at Much Dewchurch. A supermarket, doctors surgery and petrol station are less about half a mile from the house.

Haywood Lane usefully links across to the A49 and therefore provides an excellent link south to Ross-on-Wye and the M50, let alone south west to Abergavenny. There is a station at Hereford with regular trains to London, either via Oxford or changing at Newport to Paddington.

FOR SALE

Haywood House was built by Border Oak in 1993. The house is very much in the countryside standing with its back to Belmont Wood and looking across to Belmont Pools and the Country Park. Improvements have been made since it was built, with the addition of the dining room extension at the rear of the house, as well as conversion of the top floor, the installation of new bath/shower rooms, a new boiler and drainage treatment plant.

The house is approached through wooded double gates and the tarmac drive leads up to the side of the house, where there are garages and ample car parking. A flagstone path and steps arrive at the front door and into a welcoming hall with a cloakroom and the main staircase. The large drawing room has a wood burning stove in an inglenook fireplace. The library has double doors into the dining room, with three French doors opening out onto the terrace at the back of the house. The kitchen is superbly fitted out with all the usual features, including two Neff ovens, a five ring ceramic hob, fridge, two dishwashers, microwave and Miele coffee machine. The utility room has a sink and plumbing for a washing machine and beyond, a cloakroom. The store/boiler room has double external doors and fitted cupboards. The study/office is fitted out with two desks and cupboards.

The large landing on the first floor, on which there is a walk in airing/linen cupboard, has doors off to five bedrooms, two of which have en suite shower rooms and one bedroom is split level with a fitted dressing table and cupboards. At one end of the landing, stairs lead up to the second floor, where there are two further bedrooms, each with their own shower room.

THE GARDENS

The grounds of just under an acre, surround the house. The formal gardens to the front are linked by terracing to the side and rear or the house. In one corner of the garden is the summerhouse, which also is used as a gym. There is open sided garaging and secure garden store rooms alongside the drive.

SERVICES

Mains water, electricity and gas. Newly installed private drainage treatment plant.

FIXTURES AND FITTINGS

The fitted carpets, light fittings, curtains and blinds are included in the sale. Other contents may be available separately.

DIRECTIONS (HR2 9RT)

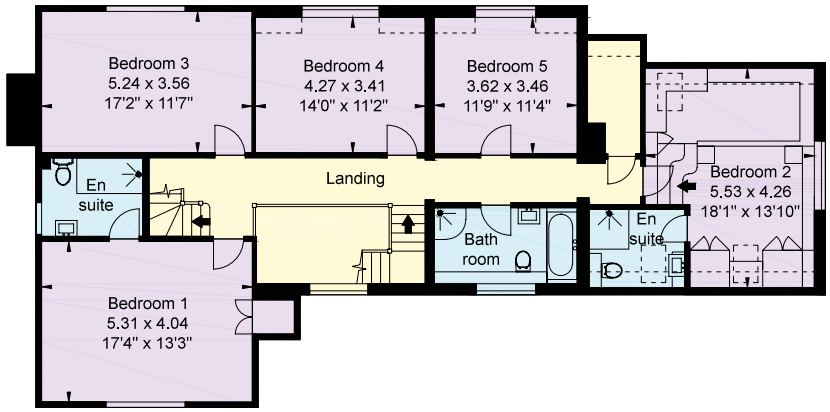
Leave Hereford on the Abergavenny Road (A465) Just before Belmont Abbey and after the Tesco's roundabout Haywood Lane is on the left. Take this road and Haywood House is on the right hand side after about 200 metres.

VIEWING

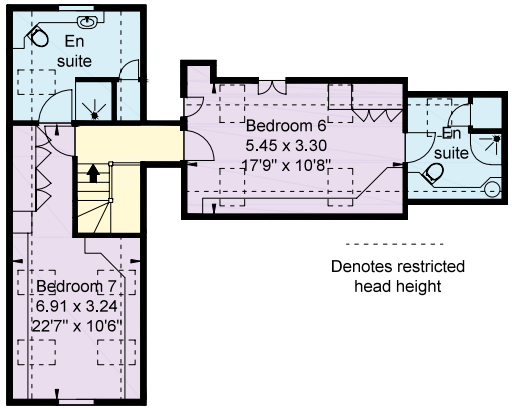
Strictly by appointment with the agent.
Tel: 01568 720159

Approximate Gross Internal Floor Area
House: 384 sq m (4,135 sq ft)
Garage / Store: 33 sq m (355 sq ft)
Total: 417 sq m (4,490 sq ft)

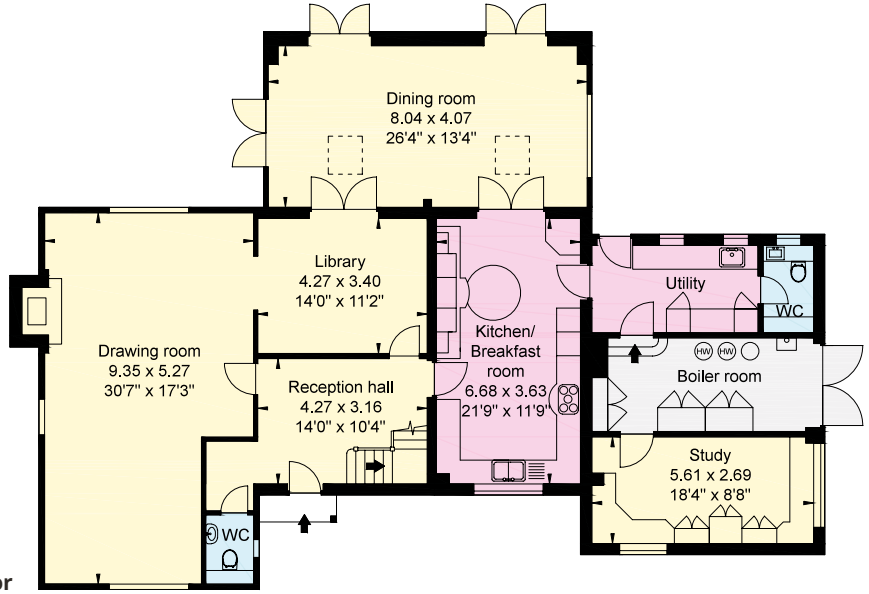
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



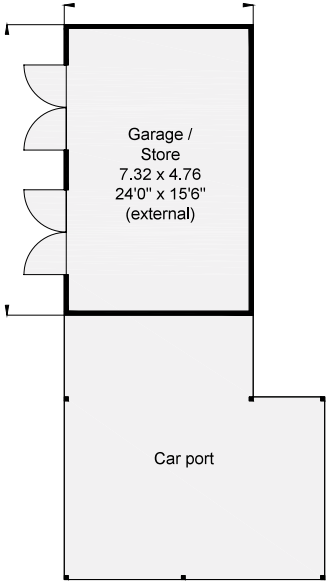
First Floor



Second Floor



Ground Floor



Outbuilding

Not shown in actual location / orientation

BENGOUGH

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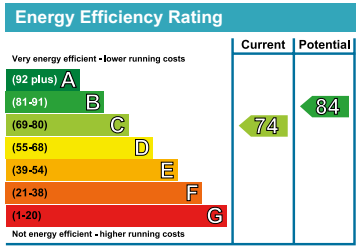

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