



Bartestree, Hereford, HR1 4BB

Guide Price £550,000

3 2 2



A Charming Grade II Listed Cottage nestled in the idyllic village of Bartestree, just moments from Hereford. This delightful property boasts a picturesque black & white facade with a thatched roof, exuding quintessential English charm. Offered With No Chain.

**Entrance Hall – Sitting Room – Kitchen/Breakfast Room – Garden Room – Downstairs Shower Room – Study – Bathroom – 3 Bedrooms – Storage – Large Rear Gardens – Vegetable Beds – Detached Outbuilding – Log Store – Driveway With Electric Gates**

Offering a perfect blend of period charm and modern convenience, this enchanting cottage presents an opportunity to embrace a tranquil village lifestyle within easy reach of Hereford's amenities. Truly finished to an exceptional standard throughout, this impressive family home is adorable yet practical, with a sweep of immaculate gardens overlooked from the dreamy oak frame garden room.

The popular village of Bartestree boasts numerous amenities; local shop, pub, hairdressers and vibrant village hall with playing fields home to football and cricket teams. The house is walking distance to Ofsted "Good" Lugwardine Primary School and nursery, with the county's Ofsted 'Best State School' St. Mary's RC High School only a mile away. Under 4 miles across the SSSI of the Lugg Flats, lies Hereford while access is also good to the market town of Ledbury or Worcester with its M5 junction.

### **Practicalities**

Herefordshire Council Tax Band 'E'  
Gas Central Heating  
Double Glazed Throughout  
All Mains Services  
Superfast Fibre Available

### **Directions**

From Hereford, take the A438 towards Ledbury. Continue for 3 miles,





- Grade II Listed Black & White Cottage
- Beautifully Presented
- Stylish Decor Throughout
- Contemporary Kitchen & Bathrooms
- Extensive Private Gardens
- Offered With No Onward Chain
- Sought-After Village Position
- Stunning Timber Frame Garden Room

