



## WELLINGTON, HEREFORDSHIRE, HR4 8BE

Basking in Sublime Views, this Detached 4 Double Bedroom Stone Period Property boasts idyllic country living with lucrative potential from separate Annexe, Equestrian Barn with 6 loose boxes and directly connecting fields and paddocks all extending to approx. 9.3 acres.

Front Porch – Sitting Room – Dining Room – Snug – Garden Room – Study Kitchen Utility – Downstairs Shower Room – Boot Room – Principle Suite with Bathroom & Walk-in Wardrobe – 3 Further Double Bedrooms – Family Bathroom – Linen Cupboard – 2 Storey Annexe – Driveway with ample parking

Gardens: Upper & Lower Dining Decks – Assorted Timber Sheds – Chicken Coops Duck Enclosure – Polytunnel – Log Stores

Grounds: Barn with 6 Loose Boxes & Associated Stores & Shelters – Paddock with Modern Field Shelter – Fields Extending to Approx. 9.3 Acres



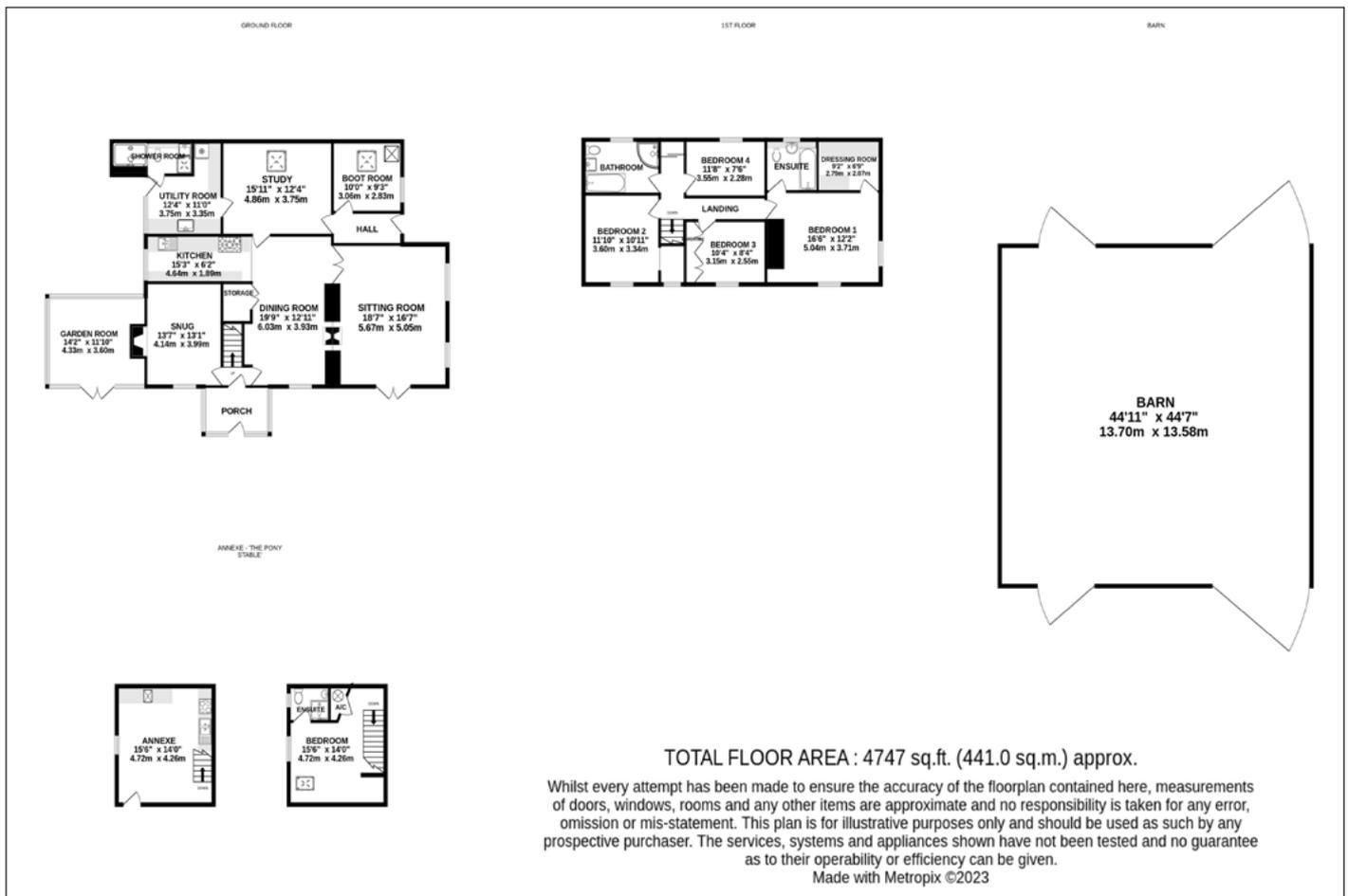
## THE PROPERTY

Hill House is an extraordinary property and offers a historic and characterful, working Family Home. It has been extended and renovated into a home to satisfy any family intent on experiencing a rich slice of the Good Life. It would support multigenerational living with the separate Annexe in the garden or offers an Airbnb income. While the land provides undeniable opportunities for a working Smallholding with south-facing, directly-connected fields and paddocks laid out before and to the side of the house, all anchored by an Equestrian Barn providing 6 Loose Boxes alongside assorted Stores and Shelters, ideal for running a Livery business and for your own pony-mad youngsters. [The furthest field bordering the woodlands of Dinmore Manor Estate was home to a woodman's cottage and with direct lane

access may present a lucrative opportunity for a building plot; subject to all relevant planning permissions.]

From its elevated position, the property reveals in truly breathtaking views of open country sweeping away as far as the Skirrid some 30 miles to the south. Skirting the Driveway a little-used public footpath leads up into the bordering woodland; ideal for dog walking. The nearby village of Wellington offers a thriving and welcoming community providing shop, post office, Ofsted "Good" primary school, garden centre with restaurant, football and even social clubs. While the full City amenities of Hereford are 6 miles away and all but equidistant lies the market town of Leominster.





Front Porch – With half wall and glazing the Porch offers a practical and sheltered space for arrivals before a fully glazed door opens into the Entry.

Sitting Room – The characterful Sitting Room with timber ceiling beams is part of the new extension and delights in French Doors opening out onto the front gravel terrace framing sensational views. The spacious room is made particularly inviting by the rich-hues of its French cherry engineered wood flooring and by the feature Yeoman double-sided wood burner set on flagstone hearth.

Dining Room – The formal Dining Room shares the Cherry wood flooring of the Sitting Room and the other side of the wood burner. It provides a convivial space for the gathering of family and friends with ample space for sideboards and setting a dresser in the alcove beside a walk-in cupboard providing useful storage.

Kitchen – Enjoying open flow to the Dining Room the long galley Kitchen with tile flooring is fully fitted with cream Shaker units smartly contrasted with granite countertops. It features an underslung stainless steel sink and a half with space for a slim-line dishwasher to the side, while the array of storage includes wine rack and drawers. There is space for a 5burner gas range cooker with stainless steel hood above.

Study – With exposed stone wall, recess with fitted shelving, Velux and luxury vinyl wood-effect flooring

the Study offers a highly malleable space. The spacious room could be partitioned to allow for half of it to be incorporated into a reconfigured Kitchen/ Diner whilst still retaining an ideal Home Office.

Utility – The modern sleek Utility is fully fitted in white units with wood-effect laminate countertops. It offers plenty of storage with discreet pull-out deep drawer concealing household bins and recycling alongside integrated Fridge. There is also space for both washer and US-style fridge/freezer.

Downstairs Shower Room – Featuring a large walk-in shower with low threshold, a fitted run of storage incorporating WC and basin, the Shower Room is completed with chrome heated towel rail.

Boot Room – Beside the Side Door leading from the Driveway lies the Boot Room offering a spacious and supremely practical room for the divestment of coats and muddy boots. It provides copious storage space and is also home to the oil fired Firebird boiler.

Snug – The cosy Snug offers a place for quiet retreat and retains an open working fireplace with period-style black surround.

Garden Room – With half wall, extensive glazing and solid roof the Garden Room provides an idyllic, year round spot in which to relax and bask in the stunning views. While French doors open out to flagstone steps and out to the terrace and Upper Deck ideal for al fresco dining.



Bedroom 1 – The Principle Suite offers a lovely Double Bedroom with laminate wood flooring and benefits from dual aspect, with window overlooking the front fields and glorious views or to the side framing views into the woodland. The Walk-in Wardrobe is fully fitted with storage including hanging rails, cubby holes and slide-out drawers. The Ensuite provides full bath with mixer tap and shower attachment and has a run of fitted storage with WC and basin.

Bedroom 2 – The Double Bedroom with laminate wood flooring enjoys a window to the front views and benefits from a small room to the side currently used as a Study area with sockets and fitted desk.

Bedroom 3 – A Double Bedroom benefitting from a window with front views and providing twin built-in double wardrobes.

Bedroom 4 – A carpeted Double Bedroom with window overlooking the rear gardens and red brick 'Cottage'.

Family Bathroom – The modern Bathroom features full bath with mixer tap and retractable shower attachment, separate shower cubicle with both regular and Rainhead showers, WC and wall-mounted basin with integral storage. It is completed with tall wall-mounted cabinet and LED lit mirror. While on the Landing lies a double Linen Cupboard with sliding doors.

Annexe – With fully glazed inner door protected by the original stable door the ground floor of the Annexe is a single open plan space with oil fired Danesmoor boiler. The Kitchen is discreetly fitted under the stairs and has space for an under-counter fridge and cooker flanked by storage units with stainless steel full and ¾ sink with drainer above. At the top of the stairs lies a large Airing Cupboard with fitted shelving home to the hot water tank. Beyond opens the lovely Double Bedroom with characterful low timber roof beams. There is an open alcove to one side offering useful wardrobe storage while across the room lies the Shower Room with small basin, WC and shower cubicle.





## OUTSIDE

The private lane climbing the hill and passing the Barn finally yields to the gravel Driveway which provides ample parking for numerous vehicles. To the front of the house lies gravel terraces overlooking the first 2 fields; the first which wraps up around the side of the garden and has direct access to the Barn and the second with modern Field Shelter. The terraces benefit from an Upper Deck with space for BBQ, ideal for al fresco dining and basking in the summer sunshine while the Lower Deck with Log Store provides a shaded and sheltered retreat for relaxing. The rear gardens are mainly laid to lawn with an assortment of storage sheds, polytunnel, chicken coops and even a duck enclosure. The third and fourth fields are neat rectangles while the fifth and final field climbs up the hill to the woodland beyond [and may offer potential for development]. The Barn with water and separate electricity meter is fitted with 6 Loose Boxes and incorporates additional Store Rooms, hay storage and has an open Shelter to the rear.







## PRACTICALITIES

Herefordshire Council Tax Band 'F'  
Oil-Fired Central Heating  
Double Glazed Throughout  
Mains Electricity with use of Solar Panel Generation  
Private Borehole Water & Drainage  
Fibre Broadband Available

## DIRECTIONS

From Hereford City Centre, take the A49 North towards Leominster. Take the second exit at the Holmer roundabout and continue straight for 4 miles. Proceed past the turnings for the village of Wellington and turn left at the end of the dual carriageway signed posted Canon Pyon & Westhope. Follow the lane for exactly 1 mile past Wooton Farm on the right hand side and the turning for the village on the left hand side. Turn right at the Cottage with black letterbox and follow the single track lane as it climbs the hill. The property is to be found directly ahead beyond the farm gate.

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