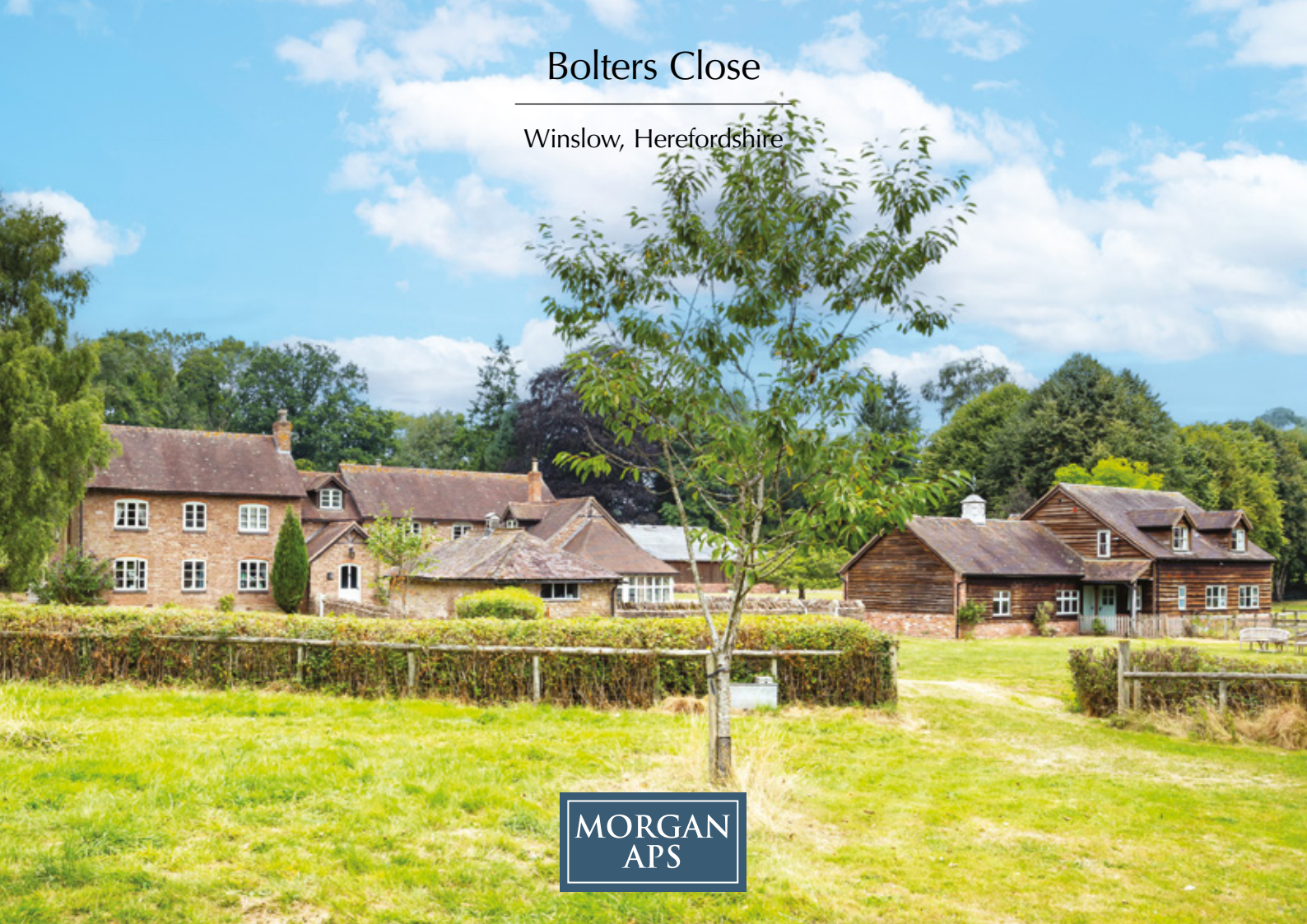


# Bolters Close

Winslow, Herefordshire



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## Bolters Close

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Tree lined driveway, roaring fires, acres of woodland and meandering streams – welcome to Bolters Close.

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### Property Summary

6 Bedroom House

Large family kitchen with AGA

Separate Cottage/workshop/party room

Large agricultural barn

Tennis court

27 acres including pretty garden, woodland, pasture, brook and a lake

Tree lined driveway





## Magic Moments

As you drive down the lane that leads to Bolters Close and turn into the tree lined driveway, you know you have arrived somewhere magical. The stone farmhouse is a quintessentially English country home – welcoming, comfortable and attractive. It is a real gem – tucked away and surrounded by rolling lush countryside. Perfect for couples making a lifestyle choice, or for families seeking to give their children amazing memories – campfires, ponies, fishing, tennis – it's all a reality at Bolters Close. It is a truly magical place.



## Farmhouse Comfort

There are so many facets that make Bolters Close special – beautiful oak floor in the entrance hall, the wood burners and open fires that create the warmth and comfort on chilly days to the south facing terrace and garden room for relaxing on balmy summer days. The kitchen is the heart of the home, though, with an AGA, space for a large family table and a garden room for relaxing and unwinding. Off the kitchen is a walk-in larder plus a laundry room. There is a boot room near the back door, ideal for wet dogs and muddy boots. The traditional dining room has a large open fire place perfect for winter dinner parties and family Christmases. The snug is a lovely comfortable cos room for unwinding and the pretty panelled drawing room has an open fire and views over the garden. There is a study too, with French doors on to the garden should you wish to amble out for a break. Upstairs are 5 good bedrooms. The master bedroom is particularly large and light with a dressing room and big ensuite. The guest bedroom has an ensuite too plus there are 3 further bedrooms.



## A Guest Retreat

In addition to the lovely main house is a separate cottage. Currently used as a workshop/ lobby room with a large part room. The possibilities are endless – room for guests, grown up children, elderly parents or extra income.

## Out and About

The gardens and land at Bolters Close are idyllic, tranquil, peaceful and perfect for exploring. There are paddocks, woodland, a stream, a lake and a tennis court. A large kitchen garden was created by the vendors with an irrigation system. There are lawns and herbaceous borders plus a sunny south facing terrace for alfresco dining. There is a large barn plus 2 stables and a car port. Once you have arrived at Bolters Close, you won't want to leave. It is that special.





## Facts and Figures

Mains electricity

Mains water

Septic tank

Oil fired central heating plus

AGA

Burglar alarm

Double glazing

Herefordshire County Council

Council tax band G

## Accessories

Dishwasher

Fridge

Freezer

AGA

Carpets

Blinds

How to Find: HR7 4LR. Leave  
Bromyard on the Tenbury road







# Main House



Ground Floor

Main House - 393.9 sq m / 4240 sq ft  
 Outbuildings - 462.2 sq m / 4975 sq ft  
 (excludes carport)

Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

### Important Notice

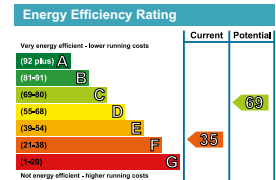
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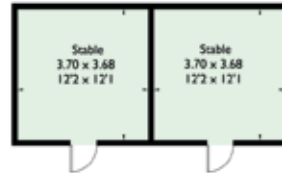
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# Outbuildings



First Floor



 = Reduced headroom below 1.5m / 5'0"

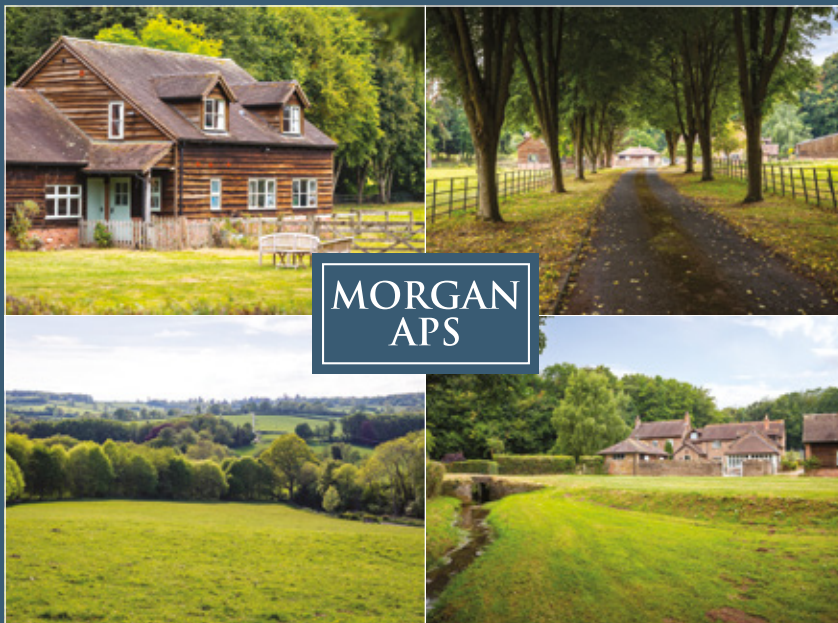


Ground Floor



(Not Shown In Actual Location / Orientation)





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