

Hill House Kingsthorne, Hereford, HR2 8HH

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached property
- Four bedrooms
- Three reception rooms
- Panoramic views
- Double barn, garage and ample parking
- Set within approximately 1.3 acres

Price Guide £845,000

A beautifully presented four-bedroom detached 1930s residence, set within approximately 1.3 acres of delightful grounds, enjoying truly spectacular panoramic views across the Herefordshire countryside towards the Black Mountains. The property offers spacious and versatile accommodation throughout, including three reception rooms, whilst a substantial double barn provides excellent garaging, workshop facilities and an ideal space for entertaining. Conveniently positioned on the outskirts of the sought-after village of Kingsthorne, Hill House enjoys a wonderful rural setting whilst remaining within easy reach of Hereford and Ross-on-Wye.

Location

Hill House occupies a delightful position on the outskirts of the sought-after village of Kingsthorne, approximately five miles south of Hereford city centre. This desirable rural setting offers an excellent balance of countryside living and convenience, with easy access to both Hereford and Ross-on-Wye. The cathedral city of Hereford provides an extensive range of shopping, educational and leisure facilities, whilst the nearby village of Much Birch offers a selection of local amenities, including a doctor's surgery, church, public house and primary school. The well-regarded Steiner School is also within easy reach.

The surrounding countryside is particularly appealing, with an abundance of scenic walks, picturesque green lanes and public footpaths providing excellent opportunities to explore the beautiful Herefordshire landscape.

Accommodation

Hill House benefits from two entrances, one via the conservatory and the other through the rear porch. The rear porch provides a practical entrance, with room for coats and footwear, whilst the conservatory offers an alternative point of access and a delightful place to sit and enjoy the far-reaching views across the surrounding Herefordshire countryside. From the conservatory, access leads directly into the kitchen, fitted with a range of matching wall and base units, together with a sink and drainer positioned beneath a front-facing window, enjoying wonderful countryside views. Integrated appliances include a dishwasher, double oven and gas-fired hob, with provision for an American-style fridge freezer and a breakfast table and chairs. A useful pantry cupboard provides additional storage. Leading through from the kitchen is the dining room, comfortably accommodating a dining table and accompanying furniture. Double doors open directly onto the terrace, creating an excellent connection between the house and gardens, ideal for entertaining during the warmer months. Beyond the dining room is the impressive living room, undoubtedly one of the standout rooms of the house. A feature bow window takes full advantage of the magnificent countryside views, whilst a centrally positioned wood-burning stove creates an attractive focal point. The room also benefits from a useful storage cupboard and direct access onto the terrace. The central hallway connects the principal ground-floor rooms and can also be accessed via the rear porch. Leading off is a convenient cloakroom, fitted with a wash hand basin and low-level WC. The study is a versatile additional reception room, particularly well suited to those working from home, although equally adaptable for other uses. The room also benefits from its own external access. Adjoining the study is the practical utility room, fitted with matching wall and base units, a sink and drainer, and plumbing and provision for additional white goods. A staircase rises from the hallway to the first floor, with useful understairs storage completing the ground-floor accommodation.









Stairs rise to a central landing, providing access to the four bedrooms, nursery, family bathroom and separate shower room. The landing also offers an attractive spot for a small reading area, together with a useful storage cupboard. Immediately to the right is the impressive principal bedroom, featuring a large front-facing window that perfectly frames the beautiful countryside views. The room benefits from walk-in wardrobes, provision for additional bedroom furniture and direct access onto a balcony, providing a wonderful vantage point from which to appreciate the far-reaching views. Bedroom two is another generous double bedroom, featuring a full-width window overlooking the front aspect, allowing plenty of natural light to fill the room, with ample room for bedroom furniture. Bedroom three is also a well-proportioned double room, enjoying a front-facing window and benefiting from built-in double wardrobes. Bedroom four is the smallest of the bedrooms, although still offers double accommodation, with a rear-facing window overlooking the grounds. The nursery provides a useful additional room, ideally suited to its current purpose, although equally adaptable as a dressing room, hobby room or study. A particularly appealing feature is its direct access onto the rear terrace. The family bathroom is fitted with a bath with shower over, a vanity unit incorporating a wash hand basin and storage beneath, and a low-level WC. Completing the first-floor accommodation is a separate shower room, fitted with a walk-in shower cubicle, wash hand basin and low-level WC, providing a practical addition for family living.













Outside

Hill House is approached via a private driveway with a gated entrance, where a sweeping tarmac drive leads up to the property and a generous parking area. The grounds extend to approximately 1.3 acres, predominantly laid to lawn and bordered by a combination of mature hedging and fencing. A variety of established trees, fruit trees, shrubs and planted borders adds colour and interest throughout the gardens, creating an attractive setting in which to enjoy the surrounding countryside. The recently paved terrace enjoys far-reaching views across the Herefordshire countryside towards the Black Mountains, providing an ideal setting for outdoor dining, entertaining or simply relaxing and taking in the outlook. A single garage provides additional storage, with an adjoining greenhouse ideal for gardening enthusiasts. A substantial double barn, measuring approximately 12.09m x 9.12m, offers considerable versatility. The building incorporates a workshop, storage and an entertaining area, making it suitable for a variety of hobbies and recreational uses. Two up-and-over doors provide convenient access, whilst the barn also benefits from electricity and lighting. The combination of generous grounds, versatile outbuildings and countryside views complements the accommodation offered by Hill House.

Serivces

We understand mains water and electric are connected to the property.
Oil fired central heating.
Private drainage.
Underfloor heating in the downstairs accommodation.
Fibre broadband available.

Tenure

Freehold

Council tax band

Herefordshire council tax band - F























Agents notes

Prospective purchasers should be aware that a public footpath borders the property. Interested parties are advised to make their own enquiries with the relevant local authority regarding its precise route, status and any associated rights of way.

Directions

From Hereford city centre, proceed south along the A49, following signs towards Ross-on-Wye. Continue out of the city, passing through Callow and ascending Callow Hill towards Kingsthorne. At the top of Callow Hill, continue for approximately half a mile, passing the right-hand turning signposted for Wormelow and Monmouth. Shortly thereafter, Hill House will be found on the left-hand side.

Anti money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Sunderlands

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Total area: approx. 212.7 sq. metres (2289.9 sq. feet)

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.