The Hawthornes

Almeley, Herefordshire



Sunderlands

Sunderlands
Residential Rural Commercial

The Hawthornes
Almeley
Hereford
Herefordshire
HR3 6LG

- *A country home with character, space and exciting potential*
- *Desirable rural setting*
- *Generous three bed accommodation with additional second floor space*
- *Level gardens featuring a wildlife pond, former vegetable patch, detached garage and additional outbuilding*
- *Scope to extend subject to planning consents*

Kington 5 miles
Leominster 13 miles
Hereford 16 miles



INTRODUCTION

The Hawthornes presents a rare and exciting opportunity to acquire a characterful country home on the edge of the highly regarded village of Almeley, set amidst the beautiful Herefordshire countryside. Offering generous accommodation, a spacious plot and a delightful rural outlook, this property provides an excellent opportunity for purchasers seeking a home they can renovate, modernise and transform to their own tastes.

While the property would benefit from a programme of updating and refurbishment, it offers considerable scope to create a charming and individual home, making the most of its existing character, versatile reception spaces and attractive garden setting. There may also be potential to extend, subject to obtaining the necessary planning permissions.

The level gardens, established outdoor spaces and peaceful countryside surroundings combine to make Hawthornes an appealing prospect for those looking to create their ideal rural retreat.

LOCATION

Situated on the edge of the popular village of Almeley, The Hawthornes enjoys a lovely rural setting in the heart of Herefordshire. The village and surrounding countryside offer an attractive environment for those seeking a quieter pace of life, with the property enjoying open outlooks and a sense of space that is increasingly sought after.



ACCOMMODATION

The property is approached through a useful entrance porch, leading into a welcoming hallway with a wooden floor. Immediately to the right is the first sitting room, featuring an open fireplace and windows to two aspects overlooking the garden, creating a light and inviting reception space with plenty of potential to restore and enhance its character.

A second reception room provides further flexibility, with a wood-burning stove and an outlook over the garden. This versatile room could serve as a cosy family room, snug or additional entertaining space.

A central corridor leads to the kitchen/dining room, which is fitted with a range of kitchen units and benefits from a double oven, drainer sink and windows to three aspects, allowing natural light to enter from several directions. A traditional solid-fuel Range adds further character, while double doors open directly onto the garden, offering an appealing connection between indoor and outdoor living.

The ground floor is completed by a separate utility room with fitted units and a useful cloakroom with WC.

Stairs rise from the entrance hall to the first floor, where three double bedrooms provide generous sleeping accommodation. The family bathroom comprises a panelled bath with shower over, wash basin and WC, while a separate shower room with shower enclosure and wash basin offers additional convenience.

An open staircase leads to the second floor, where an additional open area benefits from skylights and doors to eaves storage. This space offers further flexibility and potential for improvement, subject to any necessary consents and building regulations.

Throughout, the accommodation provides a promising foundation for a thoughtful renovation, with the opportunity to create a comfortable and distinctive country home tailored to individual requirements.



















OUTSIDE

The Hawthornes occupies a generous plot, approached via its own driveway leading to a parking and turning area. The gardens extend to the right and directly ahead of the property, providing a good degree of outdoor space to enjoy, landscape and develop according to personal preference.
Adjacent to the driveway is a detached garage measuring approximately 4.54m x 4.33m, with double doors to the front, a pedestrian access door and redundant power sockets.
A further outbuilding, measuring approximately 6.24m x 3.00m overall, offers useful additional storage or potential workshop space. The building is partly enclosed, with the remainder open-fronted.
The gardens feature a wildlife pond, adding interest and a natural focal point, while a former vegetable garden lies along the southern boundary. With its level layout, generous proportions and rural outlook, the plot offers an excellent opportunity for keen gardeners or purchasers wishing to create attractive outdoor entertaining and relaxation areas.



SERVICES
The property is connected to mains water, mains electricity, private septic tank drainage and oil-fired heating. Please note that the services or service installations have not been tested.

TENURE
Freehold with vacant possession upon completion.

ANTI MONEY LAUNDERING CHECKS
The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.
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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911

DIRECTIONS
What3Words: ///clinic.flaked.begun

MOBILE & INTERNET CONNECTION
Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk.

COUNCIL TAX
Herefordshire County Council Band "D"

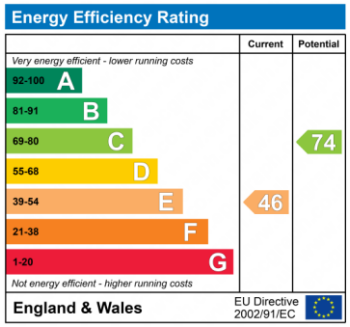


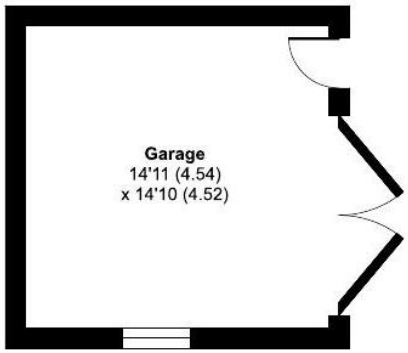


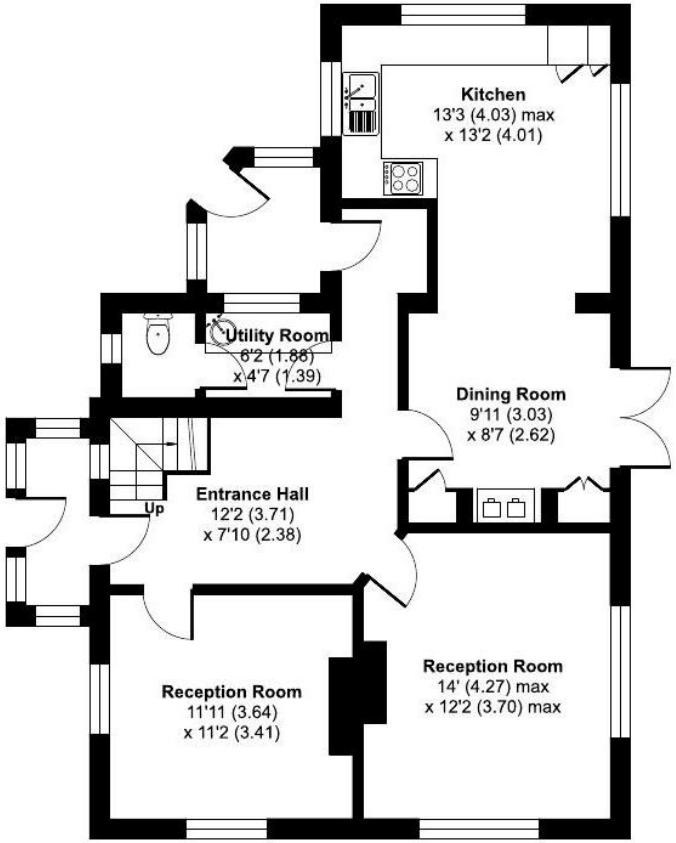
Hawthornes, Almeley, Hereford, HR3

Approximate Area = 1763 sq ft / 163.8 sq m
Limited Use Area(s) = 175 sq ft / 16.3 sq m
Garage = 221 sq ft / 20.5 sq m
Total = 2159 sq ft / 200.6 sq m
For identification only - Not to scale

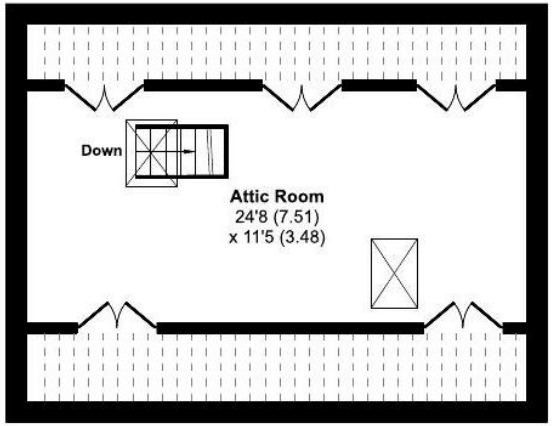
Denotes restricted head height



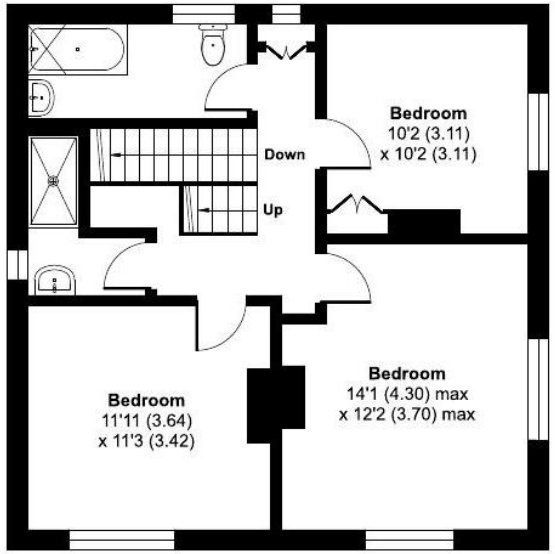




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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