



HINTON HALL
Peterchurch HR2 0SQ



Hinton Hall

Peterchurch
Herefordshire
HR2 0SQ



A large and comfortable period house, in need of some improvement, offering huge potential to create an outstanding family home, all set in large mature gardens on the edge of this thriving village.

Guide Price £825,000

Situation and Description

Enjoying a semi-rural setting, Hinton Hall lies on the southern edge of Peterchurch and forms part of a small hamlet known as Hinton. The main village lies in the heart of the Golden Valley and has a thriving community and a range of facilities including the well-regarded Fairfield School, an excellent shop and post office, and a charming village church. Further services can be found at the ever-popular market town of Hay on Wye (10 miles) to the west and at the cathedral city of Hereford (12 miles) to the north east, which includes a mainline train station.

Once a former vicarage, this handsome house probably dates from the 19th century and stands in large mature gardens which extend to approximately 1.28 acres. The accommodation is extensive with six bedrooms, two large formal reception rooms, a conservatory and a kitchen and ancillary rooms, with much of the original character still intact. There are some lovely views, from both the house and gardens and a very useful former stone barn and coach house, which provide extensive storage space, along with an attached garage.

Approached from a small lane and initially hidden by a large stone wall, a pillared gated entrance and drive sweep down to a large turning circle at the front of the house. A pillared entrance with door leads into an enclosed entrance lobby with window seat, with a further door into a large and welcoming reception hall, having a high ceiling and decorative arches.

The main drawing room has plenty of elbow room and shuttered sash windows overlooking the gardens with views beyond and a central fireplace. Glazed doors lead into a conservatory which enjoys a triple aspect and direct access to the gardens. A formal dining room is ideal for entertaining with a dressed stone fireplace and again shuttered windows. A smaller snug lies at the front of the house and offers a quiet corner to relax, with the kitchen and separate breakfast room

making up the rest of the ground floor space, supported by a pantry, boot room and utility space.

On the first floor there are six good bedrooms all with their own character, some having shuttered windows and far reaching views. The bedrooms are then well serviced by a number of bathrooms and shower rooms.

Outside Hinton Hall stands in very attractive and mature gardens ideal for a growing family with formal lawned areas surrounding most of the house. There is a large terrace at the rear with a pleasant outlook and a number of mature trees and shrubs together with herbaceous borders. The house is well set within its grounds which afford a good level of privacy and extend to approximately 1.28 acres. There is ample parking to the front and access to a stone barn and former coach house which is subdivided and offers considerable potential for a variety of uses. The main barn measures 37'x 20' 9, with adjoining workshops/storerooms 20' 11x 16'3 and 20'11 x 8'8, with an attached garage 22' x 13'7. There is then a small cellar below the house, which is accessed externally and houses the oil-fired boilers and original wine stores.





With great character and ample reception space





Offering huge potential for improvement





Six double bedrooms and three shower/bathrooms



Directions - From Hereford initially proceed on the A465 towards Abergavenny. After a short distance bear right onto the B4349 towards Clehonger and Madley. At Clehonger bear left and continue on the B4349 towards Kingstone. Proceed past the school and at the T junction turn right onto the B4348 towards Peterchurch. Continue through the village passing the fire station and take the next left hand turning before the The Nags Head public house. At the next junction turn left again and Hinton Hall will be found on the left after a short distance.

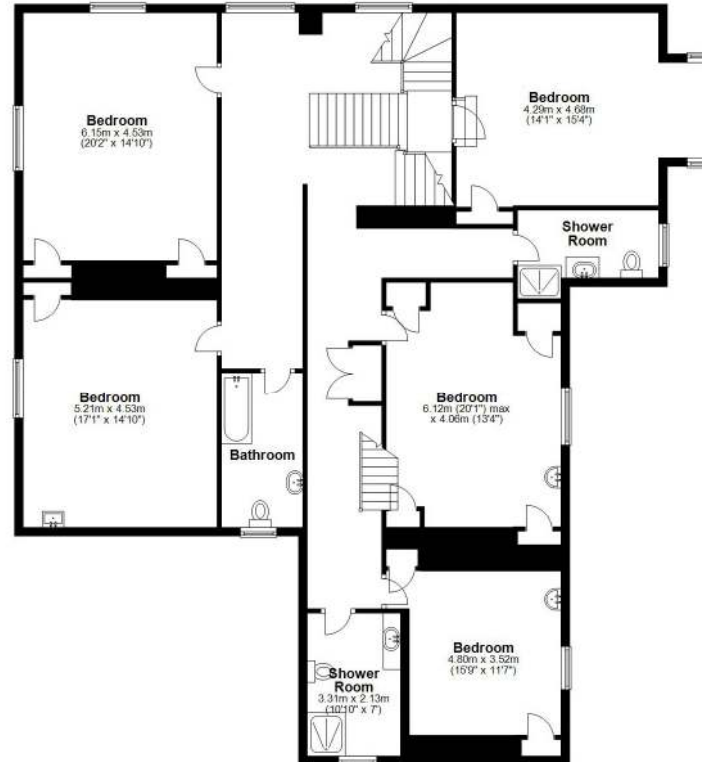
Services and Considerations Mains electricity, private drainage, mains water from the Peterchurch well and oil-fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band G £3234.73. EPC F. Tenure freehold.



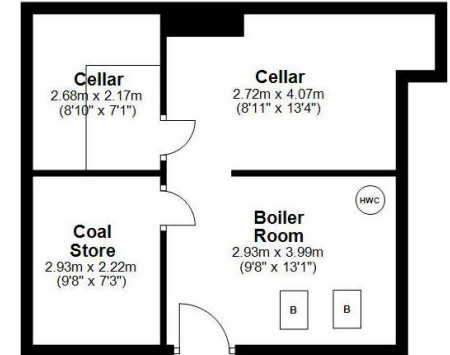
Ground Floor
Approx. 388.1 sq. metres (3954.9 sq. feet)



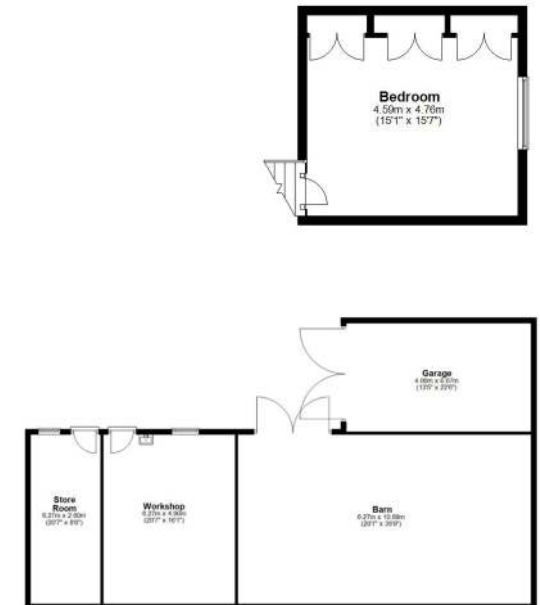
First Floor
Approx. 195.6 sq. metres (2105.3 sq. feet)



Basement
Approx. 38.8 sq. metres (395.6 sq. feet)



Second Floor
Approx. 21.8 sq. metres (235.2 sq. feet)



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Excellent outside space

