



**Auction**



GLASSHOUST

### 3 bed detached house to buy in

Bartestree, Hereford, Herefordshire, HR1  
4BY

**£460,000** Starting Bid

 x 3  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Desirable Village Location
- ✓ Large Wrap-Around Gardens
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A Detached 3 Bedroom Village House Occupying a Large Wrap Around Plot, with Extensive Gardens, Sweeping Driveway and Substantial Two Storey Outbuilding, offering an exciting renovation opportunity, Offered With No Onward Chain.

Entrance Porch – Hall – Sitting Room – Dining Room – Kitchen with Pantry – Utility Room – Downstairs WC – Landing – Bedroom 1 with Ensuite – 2 Further Double Bedrooms – Family Bathroom – Loft Storage – Extensive Wrap-Around Gardens – Gated Driveway – Large Garage – 2 Storey Outbuilding – Stores & Workshop Areas

Occupying a prominent position within the heart of Bartestree, this substantial detached house stands within a notably generous wrap-around plot and offers an increasingly rare opportunity to acquire a property of scale, setting and potential. The house and outbuildings require comprehensive renovation throughout but provide an excellent foundation for reconfiguration, extension or redevelopment, subject to the necessary consents.

The main house extends to just under 2,000 sq. ft, complemented by a large garage of over 300 sq. ft and outbuildings totalling approx. over 1,000 sq. ft. The scale of the plot, combined with the volume of ancillary buildings, will be of particular interest to developers, builders and buyers seeking a long term project in a desirable village location.

### The Property

**Entrance Porch:** A practical enclosed porch providing access into the main house and linking through to the kitchen, utility and hall areas.

**Hall:** A central hallway with stairs rising to the first floor and access to the principal ground floor rooms.

**Sitting Room:** A substantial living room measuring over 22ft in width, with windows to the front and side aspects and a central fireplace forming the focal point. The proportions offer clear scope for reworking into a generous family living space.

**Dining Room:** A large second reception room with dual windows to the front, suitable for formal dining or open plan reconfiguration in conjunction with the kitchen, subject to alteration.

**Kitchen:** Positioned at the rear of the house and fitted with dated units and finishes, now requiring replacement. The room benefits from adjacent storage pantry, offering excellent potential.

**Utility Room:** A separate utility providing additional storage and workspace.

**Landing:** A first floor landing with front window, and access to all bedrooms and bathroom.

**Bedroom 1:** A generous double bedroom with built-in storage and ample space for reconfiguration, also including an ensuite shower room.

**Bedroom 2:** A further well-proportioned double bedroom overlooking the gardens.

**Bedroom 3:** A comfortable third bedroom, suitable for a range of uses including bedroom or home office.

**Family Bathroom:** Includes a bath with showerhead attachment, pedestal basin and WC, requiring modernisation.

**Loft Storage:** Accessed from the first floor, providing further storage.

## Outside

The property occupies a large wrap-around plot with extensive gardens to the front, side and rear, enclosed by established boundary walls, mature trees and planting. The grounds provide significant scope for landscaping or reconfiguration.

A sweeping gated driveway provides ample parking and turning space and leads to the attached garage and outbuildings.

The substantial two storey outbuilding, extending to over 1,100 sq. ft, incorporates a large garage, workshop, stores and additional rooms across two levels. The scale and construction of these buildings offer considerable future potential, subject to the necessary planning permissions.

## Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £460,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

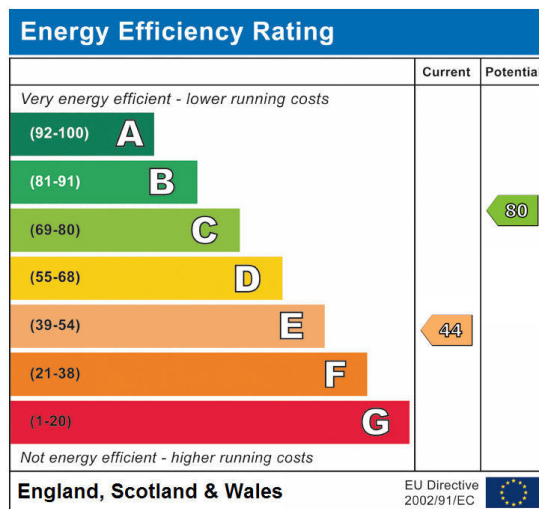
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Bartestree, Hereford, Herefordshire, HR1 4BY

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
 admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

