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### **Apartment 4, Burcott House, 131 Aylestone Hill, Hereford, HR1 1JJ**

*An exceptional ground floor apartment with private access and gardens which offers a inspirational conservatory, garden room style living room with dining and kitchen areas together with a master bedroom suite, further double bedroom and bathroom. Allocated parking spaces and views.*

**£320,000 (Leasehold)**

**Residential Sales and Lettings**



## Apartment 4, Burcott House, 131 Aylestone Hill, Hereford, HR1 1JJ

### LOCATION

Burcott is located off Aylestone Hill about one and a half miles north of central Hereford and in a wonderful position from which views are enjoyed across Aylestone Park to rising treeline countryside running to the north of the outskirts of Hereford. Burcott House is located at the end of its own driveway and close by there is a park and a public house with Hereford's extensive range of shopping, leisure and recreational facilities being available close to hand.

### DESCRIPTION

Apartment 4 Burcott House by comparison to other apartments is quite individual in that it has its own private access and established garden areas with potential for outside entertaining. The accommodation is presented in excellent order throughout and to be fully appreciated should be viewed. The property has a stunning living space which is in a conservatory style. There is a snug and a fitted kitchen with large pantry off. An inner hallway has doors to the master bedroom suite, the second bedroom and the beautifully appointed bathroom.

### ON THE GROUND FLOOR:

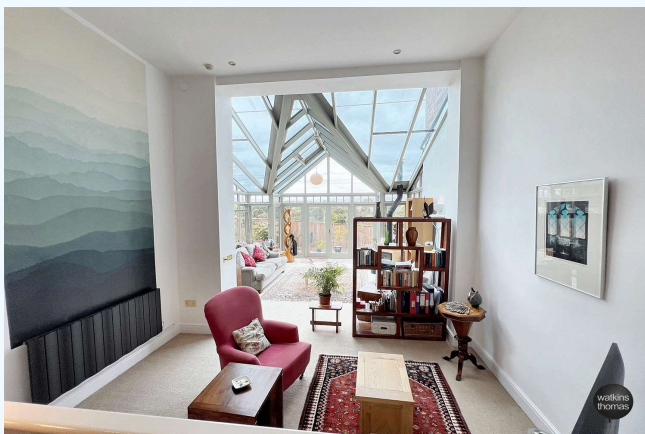
13.23m (43'5) x 4.52m (14'10)

The principal open plan living accommodation which in parts comprises

### Living Accommodation

8.46m (27'9) x 4.11m (13'6)

including a fine conservatory atrium style area with a pair of double glazed doors and with a double glazed elevation with reflective glass roof over of brick base. The room has a principal ceiling of 12 ft 4 and features wall light points, exposed brickwork, wall mounted gas fired boiler, providing central and domestic hot water and with a feature corner gas log style range on slate hearth. From the principal living room views are enjoyed over adjoining parkland to rising tree lined countryside in the distance. There is contemporary style radiator and three steps rise to the;





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### Kitchen/Dining Room

4.67m (15'4) x 4.09m (13'5)

With a ceiling height of about 10" 5 and sunken ceiling lights with coving, radiator and exposed wooden floor, wooden bannister and an island with a 1.5 bowl sink with drainer and mixer tap with woodblock effect working surface together with washing machine and with a range of soft close base cupboard units with woodgrain effect working surface over, wooden shelving and five ring gas hob with feature splashback and cooker hood over. Eye level cabinets and with a lobby with feature wide door with bevelled panels to an inner lobby and with a matching door through to a;



### Pantry/Utility Room

1.85m (6'1) x 1.7m (5'7)

Extensively appointed with shelving, sunken ceiling lights, extractor unit, radiator, woodgrain effect flooring, fitted working surface, floor and plumbing for washing machine.

### Inner Hall

1.47m (4'10) x 1.42m (4'8)

With door to feature six panel door to the bathroom, door to bedroom two and door to;

### Master Bedroom

4.39m (14'5) x 4.29m (14'1)

Comprising dressing area measuring 7" 6 by 6" 10 with corner shelving and two double wardrobe cupboards with ceiling cornice, sunken ceiling lights which continue through to the principal bedroom area with a double glazed window overlooking the side garden with shutter, further double glazed window overlooking the full garden with views beyond, again with shutter and having two radiators and a six panel door to the;



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### Shower Room

2.21m (7'3) x 2.18m (7'2)

With tiled shower cubicle with twin headed shower attachment and screen, with tiled surround and shower well, low level WC and contemporary style circular wash basin with mixer tap. Double glazed window, extractor unit, sunken ceiling lights, tiled floor and ladder style radiator.



### Bedroom 2

4.09m (13'5) x 3.35m (11')

With a double glazed window overlooking the side garden and with decorative cornicing, sunken ceiling lights, radiator and having an open fronted cabinet unit, double wardrobe cupboard with hanging rail and storage shelving and base units including a double cupboard and two sets of drawer units together with a knee hole desk area. Dimmer light switch.





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### Bathroom

2.26m (7'5) x 1.78m (5'10)

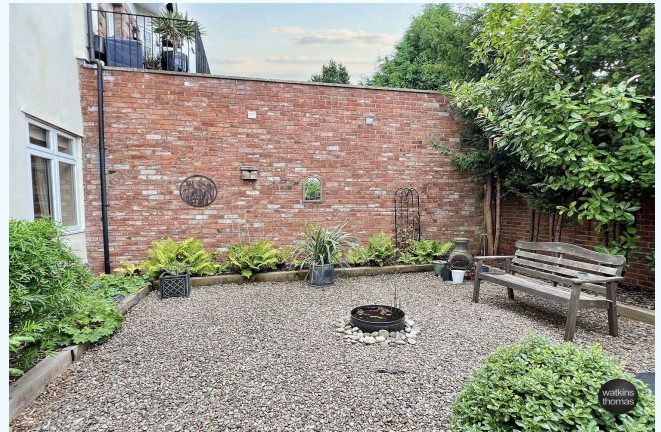
With attractively tiled walls and floor and with suite comprising bath with mixer tap and mixer shower head attachment, circular wash basin with mixer tap and low level WC. Extractor unit and radiator.



### OUTSIDE:

The property is approached along a shared driveway with large turning area and a lane runs to the parking spaces of which the property has two.

There are immaculately maintained gardens through which a pathway runs to a private gate and the curtilage of the subject property. The property has a regular sized paving stone pathway which rises to the entrance door with outside lights. The pathway is bordered by a barley sugar and beyond there is a stone border which continues to a barked border with planted trees and shrubs. Within the rear garden there is a pebbled seating area, a deep border of shrubs which zigzag through the extensively walled garden which runs to a private seating/entertaining area which is again pebbled and has deep borders. This area is enclosed by a brick wall with a new hedge surround.





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### COUNCIL TAX BAND C

Payable to Herefordshire Council

Broadband - Superfast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### Tenure & Service Charges

The property is held on 999 year lease which was granted in 2007. Service charge is currently £1,787 per year.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From central Hereford proceed north east up and over Aylestone Hill and take the entrance to Burcott House part way down which is flanked by two stone pillars. Proceed along the drive and turn right in front of the main building where the allocated parking facilities will be located.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**17th September 2025**

ID41441

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### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

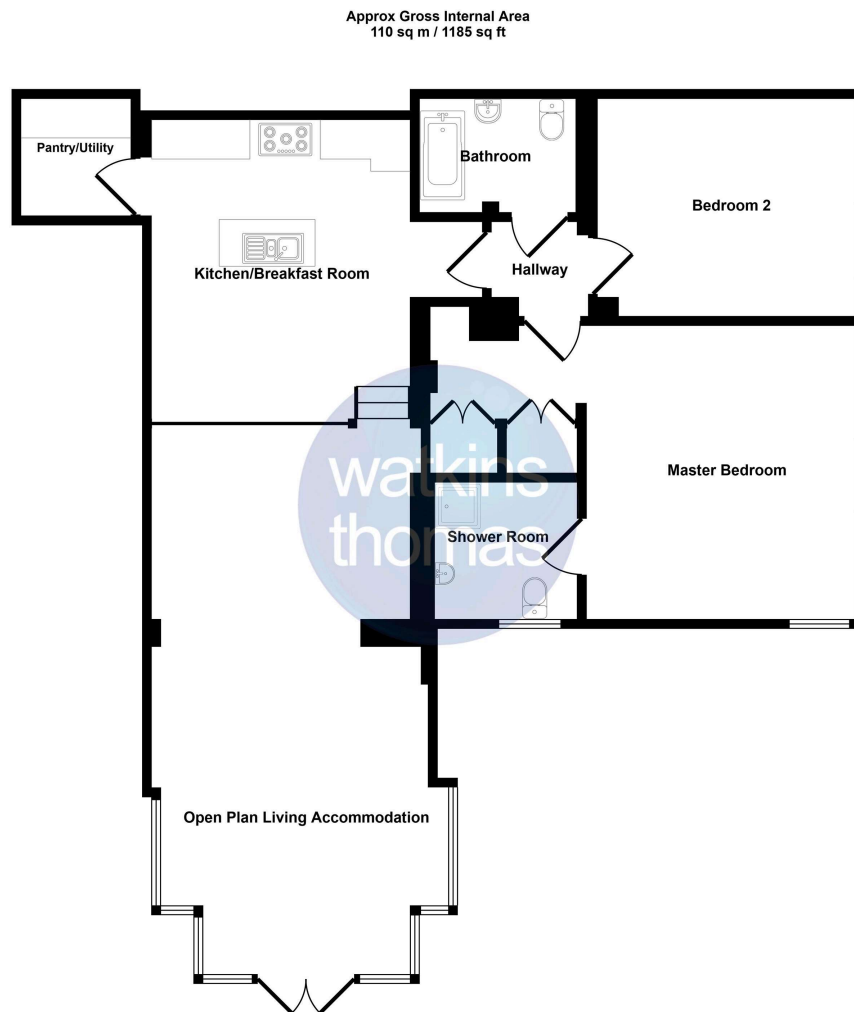
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.