

Hill Top

Dilwyn, Hereford





Hill Top

Dilwyn, Hereford HR4 8JA

An Georgian house with Edwardian additions on the edge of a desirable north Herefordshire village with far reaching views.

Leominster 5 miles, Hereford 13 miles (distances approximate)

Accommodation and amenities

Reception Hall | Kitchen/breakfast room | Drawing room | Dining room
Garden room | Play room | Study | Utilit | Boot room
Extensive lower ground floor rooms | Eight bedrooms | Four bathrooms

Outside

Cider House | Barn | Paddocks

In all about 6 ¼ acres



Worcestershire

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Situation

Amenities in Dilwyn village include The Crown pub (owned by the Parish Council), St Mary's church and a primary school.

More comprehensive facilities can be found nearby in the market towns of Kington and Leominster and the Cathedral City Hereford, which is the cultural and economic hub for the county and has all the facilities one would expect of an important regional centre.

There is excellent schooling nearby from both the private and state sectors including Hereford Cathedral School and Hereford Sixth Form College.

Trains run from Hereford station direct to London Paddington and Birmingham. Leominster station has direct services to Manchester and Cardiff.

For sale freehold

Situated on the edge of one of north Herefordshire's prettiest villages, noted for its historic timber-framed buildings arranged around a village green. It is surrounded by beautiful rolling countryside, Dilwyn is part of the famous Black and White Village Trail.





Hill top is a handsome Georgian house with Edwardian bays and more recent additions. Refurbished, it now offers nearly 6000 sq. ft. of beautifully presented family accommodation and is an excellent combination of quality designer fittings and period features.

A long driveway leads to impressive pillared wrought iron entrance gates and then to an extensive graveled apron on the south east side of the house. A secondary pillared entrance gives access to a courtyard behind the house.

Outbuildings include a period oak framed Barn with 5 bays and incorporate the old stable with the cobbled floor, former cart shed and fuel store.



A timber framed former Cider House now comprises a garden store and an office. It has planning consent for conversion to ancillary residential accommodation. There is current planning consent for a garage with a games room over.

The gardens and grounds surround the house and provide an attractive setting. On the south east side of the house steps lead from the graveled apron down to level lawns and grassed areas surrounded by mature ornamental trees. Behind the house is a large lawn adjoined by a pasture paddock. The drive is flanked by two further paddocks. In all about 6.75 acres.

Wayleaves, easements and rights of way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are no public rights of way across the property.

Services

Mains electricity, water and sewerage. Oil fired central heating. Fast broadband.

EPC Rating

G

Fixtures & fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

Local Authority

Herefordshire Council, tel 01432 260000
Council Tax Band: E (£2,520.86 for 2021/22)

Directions (HR4 8JA)

<https://w3w.co/credit.unopposed.assets>

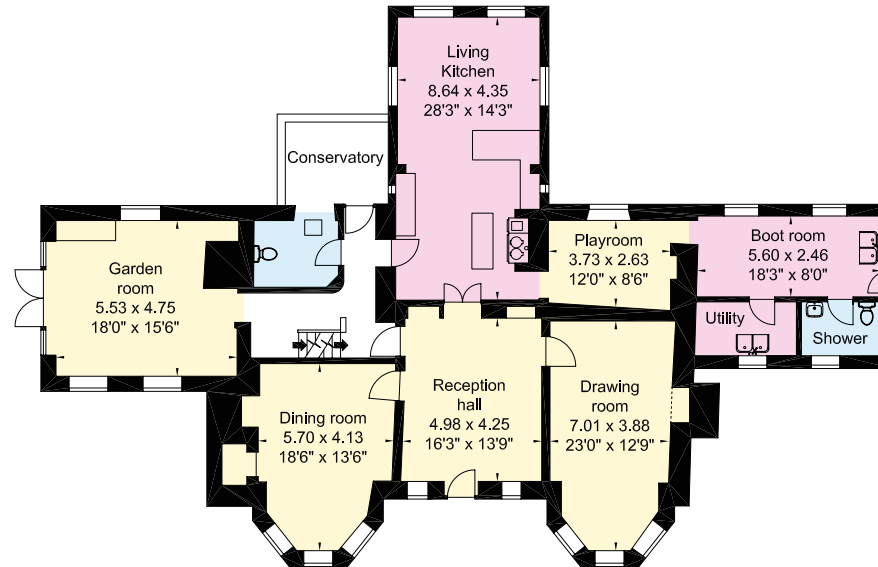
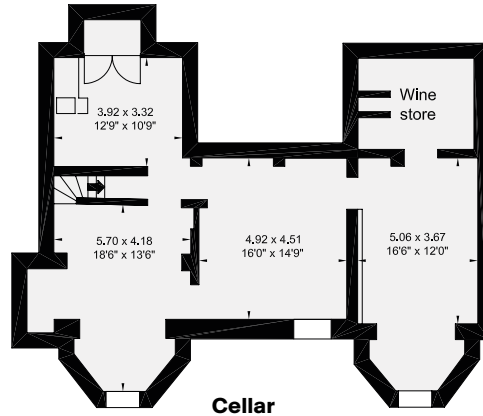
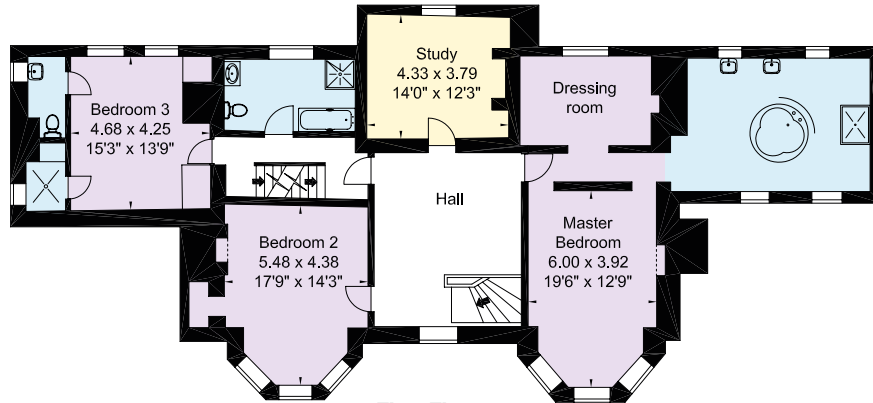


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area

Total: 546 sq m (5,875 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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