



BOLLITREE LAWNS

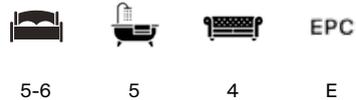
Weston-Under-Penyard, HR9 7PF



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WESTON-UNDER-PENYARD, HR9 7PF

A stunning family home with versatile outbuildings set in beautiful gardens with views over adjacent farmland.



Local Authority: Herefordshire Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage to a modern waste treatment plant. Oil fired central heating.

Guide Price: £1,550,000



HOUSE AND LOCATION

Bollitree Lawns is a distinguished and well-proportioned period residence, combining the charm and history of a wonderful historic home with later Victorian additions. Set on the edge of the highly regarded village of Weston-under-Penyard, the property enjoys a tranquil setting with far-reaching views across its expansive private lawns and landscaped gardens.

Believed to date back to the 17th century, with significant enhancements from the 18th and 19th centuries, the house exudes historic charm. A wealth of original features has been carefully preserved, including exposed timber floors, decorative cornicing, wood panelling, and traditional sash windows. These period details are tastefully complemented by high-quality contemporary finishes, particularly in the kitchen and bathrooms.







LIVING AND ACCOMMODATION

The ground floor is arranged around an impressive central reception hall, leading to a grand drawing room, cosy sitting room, and well-proportioned dining room, which flows seamlessly into the kitchen and family room. Additional ground floor accommodation includes a utility room, boot room, 2 cloakrooms and 2 cellars.

Upstairs, the principal suite enjoys a south-facing aspect, featuring a generous en-suite bathroom, separate dressing room (bedroom 6) and charming views over the grounds. There are four further bedrooms, all of which benefit from their own bathroom facilities, providing ample space for family and guests.







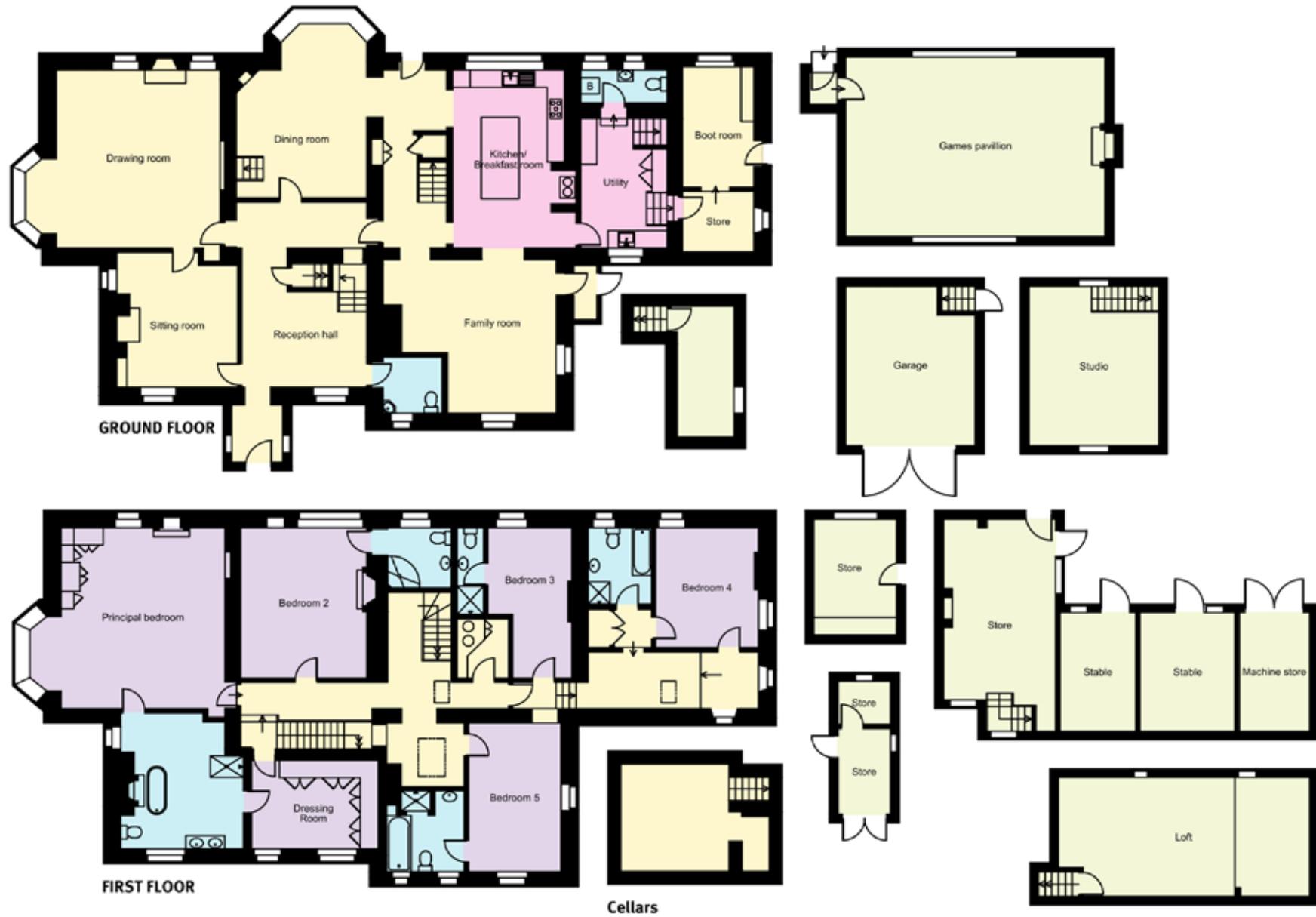
GROUNDS AND OUTBUILDINGS

Bollitree Lawns is approached via two separate driveways, offering flexibility and privacy. To the north of the house lies a generous parking and turning area, adjacent to an excellent range of versatile outbuildings, which currently include stables, a workshop, a separate coach house with an upper-level studio, a delightful botanical greenhouse and a large unique games pavilion. All of the outbuildings offer various conversion opportunities subject to the necessary consents.

The grounds extend to approximately 2.54 acres, with sweeping lawns to the north and west, while more intricate and sheltered garden areas lie to the south, ideal for relaxation and entertaining.







Total Approximate Gross Internal Area = 735 sq m / 7913 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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