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GLASSHOUSE

**Oakdale, Preston Wynne, Hereford, HR1 3PE**

Guide Price £800,000



A Stunning and Luxurious Border Oak Frame Detached 4/5 Bed Period-Style Family Home with a Full Business Permission and Brimming with Potential in Both Annexe and Substantial Grounds.

**Porch – Entry Hall – Sitting Room – Orangery/Dining Room – Study – Snug – Kitchen – Utility – Downstairs WC – Master Bedroom with Ensuite – Double Bedroom with Ensuite – 2 Further Double Bedroom – Family Bathroom – Second Floor Double Bedroom – Bathroom – Attic Rooms – Summerhouse – Garage – Shed – Tool Store – Extensive Garden and Grounds**

***Detached Barn/Garages (Annex Potential):* Board Room (Bedroom) – Entrance Hall & Kitchen – Shower Room & W.C – Upstairs Forum – Dining Room/Reception Room – Large Open Office (Sitting Room) – Raised Balcony – Small Garden – Three Garages**

A gorgeous property, perfectly marrying the grandeur and character of a traditionally jointed and pegged Oak frame home with the malleable, open-flow living demanded by 21st Century living. The mellowed warmth of the exposed timber beams and flooring balances beautifully with the Orangery's expanses of glass that flood the house with light. The property benefits from a high quality finish with Oak joinery throughout, including solid Oak ledge and brace doors.

The spacious Annexe offers endless possibilities from exceptional multi-generational living to diverse commercial and business ventures; home working, artist studio, holiday and rental let opportunities.

Set amid substantial South-facing gardens, the grounds extend to an acre field directly to the rear, a dream for all pony-mad youngsters. Oakdale is well located near the end of a quiet Non-Through road, enjoying a lovely rural position, while benefitting from its close proximity, a mere 6 miles to the city.



The wide timber Porch opens into the Hallway with its pale riven stone flooring and exposed brickwork. The Sitting Room features an inglenook fireplace with Clearview Woodburner and views to the front garden. While the solid Oak flooring leads on through double glazed doors into the Orangery.

An excitingly malleable space, the Orangery offers stunning family living and entertaining hub beneath the glazed roof lantern. Double glazed doors open out onto the stone flag patio, ideal for outdoor dining. Also opening directly off the Orangery lies both the Snug, a more intimate and informal space warmed by exposed beams and brickwork and the Kitchen.

Fully-fitted in hand made Shaker units and complimented by black granite countertops to echo the riven slate floor tiles, the Kitchen features a large central island, while integrated are twin Belfast sinks, Bosch dishwasher and a power-flue Oil fired Rayburn. There is ample storage including a double larder cupboard and space for a fridge/freezer.

The Utility has matching units and features a Neff oven, hob with extractor, stainless steel sink with integrated drainer, space for under-counter freezer, both washer and dryer and a full height press that houses the Worcester Danesmoor boiler.

To the front of the house the Study offers a quiet away-room, while next door is the Downstairs WC.

Upstairs the Master Bedroom has twin windows overlooking the rear gardens, matching built-in double wardrobes and an Ensuite, with large shower cubicle with both wall-mounted shower and rain-head, His and Her basins atop a wooden table, WC and heated towel rail.

The adjacent Double Bedroom also has an Ensuite with shower, WC and basin and also features twin built-in wardrobes.

Similarly, the further 2 Double Bedrooms on this level also have built-in wardrobes.

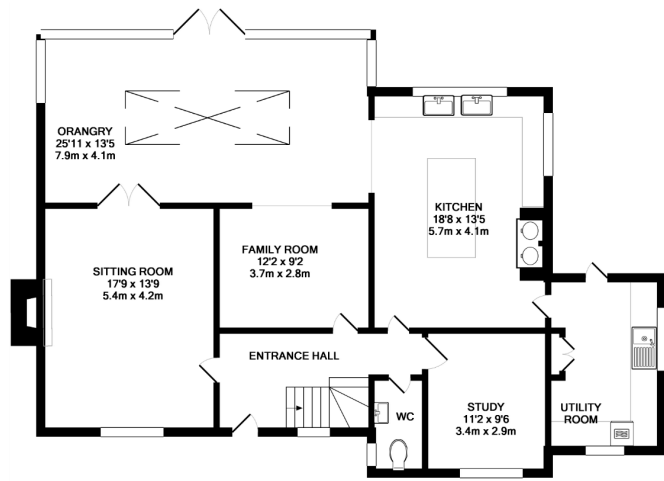
The Family Bathroom has a roll-top bath, WC, basin and heated towel rail. An Airing Cupboard sits to the side of the wooden staircase leading up the second floor.

An Attic room with skylights offers a quiet sanctum, hobby or music room, and leads on to yet another room off which lie a Double Bedroom with built-in wardrobes and opposite a full Bathroom. This level offers perfect guest accommodation or a teenager's dream private domain.

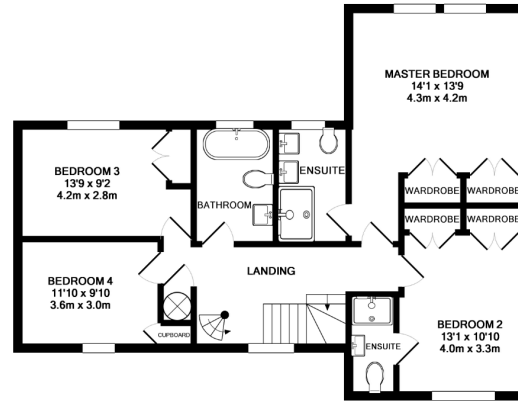
The substantial Annexe offers downstairs a large Kitchen/Diner, Bedroom with built-in wardrobes and Shower Room. While upstairs is a second Double Bedroom and Sitting Room with balcony to external stairs which leads to a separate garden. There are also both a Garage and Tool Store/wood store attached, offering yet further potential.



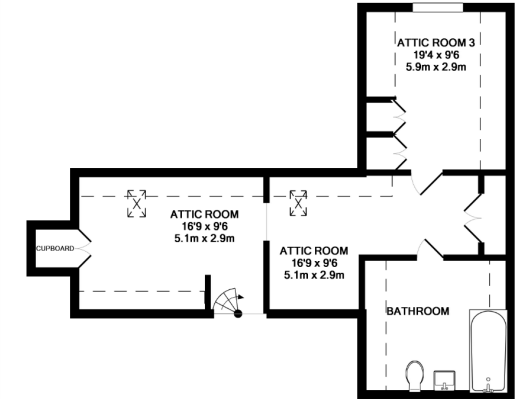




GROUND FLOOR

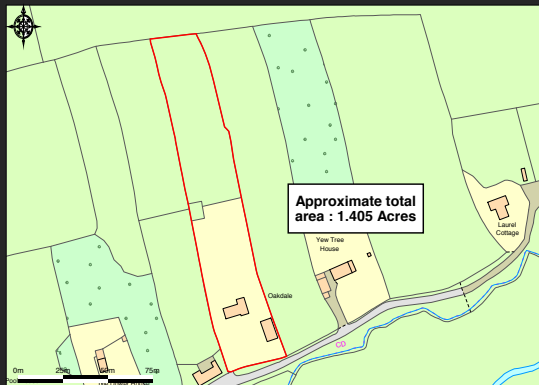
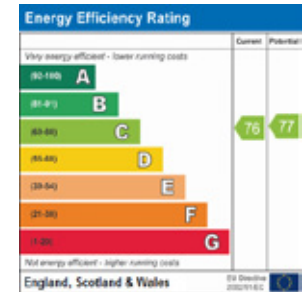
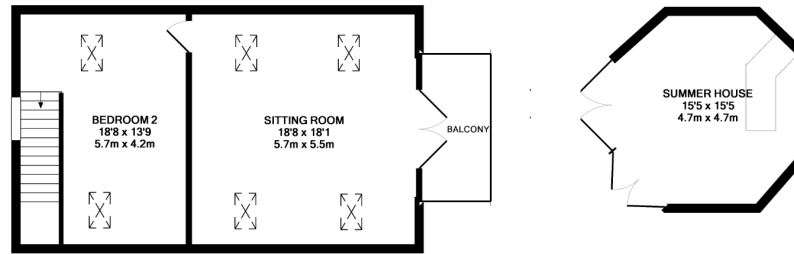
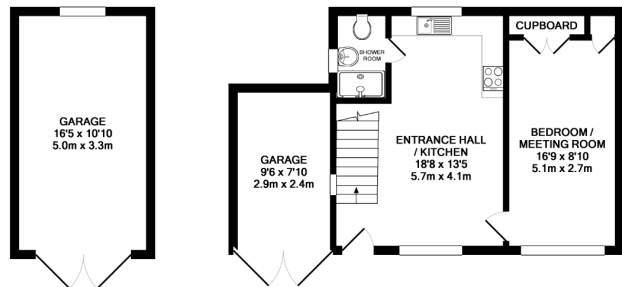


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

From Hereford, take the A 438 Commercial Road, at the far side of Aylestone Hill take the third exit off the roundabout the A4103 Worcester Road. Proceed for 1 mile and turn left on the A465 to Bromyard. Drive 3 miles and turn right. Following the Non-Through road along, the property is on the left.

## PRACTICALITIES

- Herefordshire Council Tax Band 'F'
- Oil-Fired Central Heating and Double Glazed Throughout
- Grid-Fed Solar Panels for Lower Energy Bills with Feed-in Tariff
- Mains Electricity, Water and Private Drainage
- Broadband Available
- Burglar Alarms Fitted



## OUTSIDE

The circular gravel drive to the front of the property provides ample parking. While the rear gardens are mainly laid to lawn with young fruit trees and a vegetable garden. With the acre field lying beyond the fenced boundary. There are several sheds for machinery and storage discreetly screened behind beech hedging. While the Summerhouse, with its own bar, offers a charming location for al fresco entertaining.



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