



Front View (Plot 4 is on the right)



## 4 POOL YARD WOONTON, HR3 6QL

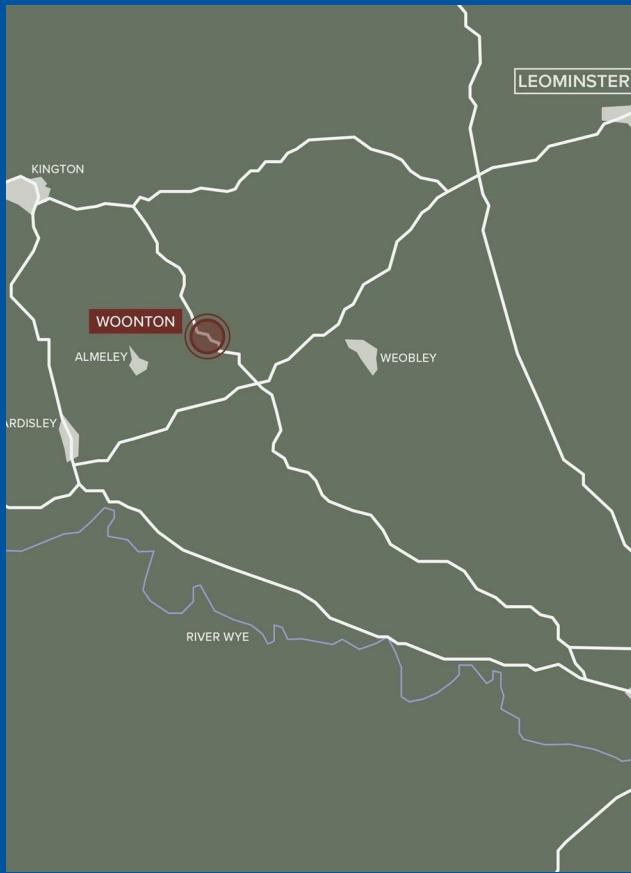
£385,000  
FREEHOLD

PLOT 4 - Forming part of this exclusive development of just 8 properties, a spacious three bedroom end of terrace home offering ideal accommodation for a first time buyer or small family. The property benefits from air source underfloor heating, solar PV, a single garage and driveway parking.

**Flint  
&  
Cook**

## 4 POOL YARD

- Three bedrooms, One En-suite
- Ideal home for a first time buyer/ small family
- Air source heat pump with underfloor heating & Solar PV
- Forming part of this exclusive development
- End of terrace home
- Single garage and driveway parking



### Plot Four

Positioned to the left of the terrace on the right-hand side of the development, Plot Four is a beautifully designed contemporary three bedroom home that combines modern style with thoughtful functionality. The ground floor features a generous open-plan living area and kitchen, cloakroom, and utility, providing a seamless space for daily living and entertaining. Upstairs, the master suite includes a walk-in wardrobe and stylish en-suite, complemented by two further double bedrooms and a family bathroom. Outside, a generously sized private garden offers an ideal space for outdoor living and relaxation. Residents benefit from dedicated parking directly in front of the home, plus a single garage within a shared building, combining convenience with refined countryside living.

### Quality & Specification

This contemporary three-bedroom home has been finished to an exceptional standard, combining style, comfort, and energy-efficient performance. Interiors feature engineered oak flooring to the whole property, it also benefits from underfloor heating powered by air source heat pumps, MVHR, solar PV panels, and highly insulated construction, ensuring year-round comfort and efficiency. Energy-efficient composite windows and doors, a feature wood-burning stove, and high-quality contemporary bathroom fittings complete the refined specification, creating a modern home designed for both practicality and elegance.

### The Development

A bespoke new development of just eight residential dwellings, set in the beautiful village of Woonton near Almeley in the heart of Herefordshire. This exclusive collection of highly specified, design-led contemporary homes offers luxury modern living within a stunning rural setting.

Carefully crafted and built by respected local family-run developer JDW Homes Ltd, the development combines thoughtful architecture, premium finishes and countryside surroundings to create an exceptional place to call home.

Set within the unspoilt Herefordshire countryside, Pool Yard is an exclusive contemporary development that combines refined architectural design with sustainable modern living. Defined by clean lines and high-quality materials, the homes offer an elegant yet practical approach to rural luxury.

Designed by acclaimed local architects RRA Architects, each residence features generous open-plan living spaces, enhanced by floor-to-ceiling glazing that fills the interiors with natural light and frames far-reaching views across the surrounding landscape.

Thoughtfully landscaped with native planting to enhance biodiversity, the development also benefits from beautifully maintained shared green spaces, creating a tranquil setting and a strong sense of community. Pool Yard offers a rare opportunity to enjoy

sophisticated countryside living within a carefully considered and exclusive environment.

#### **Location**

Wootton is a charming and highly tranquil Herefordshire village, surrounded by gently rolling countryside and unspoilt rural beauty. Defined by traditional stone cottages, open farmland and a strong sense of heritage, the village offers an enviable balance of privacy and community. Pool Yard is discreetly positioned on the former farmyard of the adjoining Pool Farm, enjoying a peaceful setting with scenic walks and far-reaching views on the doorstep—an exceptional location for refined countryside living.

#### **Sustainability & Environment**

Designed with sustainability at its core, the homes at Pool Yard combine environmentally responsible materials with advanced energy-efficient technology. Highly insulated construction, energy-efficient glazing and composite doors ensure excellent thermal performance, while air source heat pumps, underfloor heating, MVHR systems and solar PV panels significantly reduce energy consumption and running costs. Smart home technology allows residents to monitor and control energy use remotely, enhancing efficiency and convenience. Thoughtful design features such as roof gardens, balconies, pedestrian pathways and cycle routes encourage a strong connection with nature and promote a more sustainable, active lifestyle, all without compromising on comfort or luxury.

#### **Agents Note**

1. Images are for illustrative purposes only
2. There will be a 10 year PCC warranty

Reservation Fee - £1,500 - refundable subject to sales code of practice.

#### **Money Laundering**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **Outgoings**

Water and drainage rates are payable.

#### **Property Services**

Mains water, electricity and drainage are connected. Air source heat pump & Solar PV.

#### **Residential Lettings & Property Management**

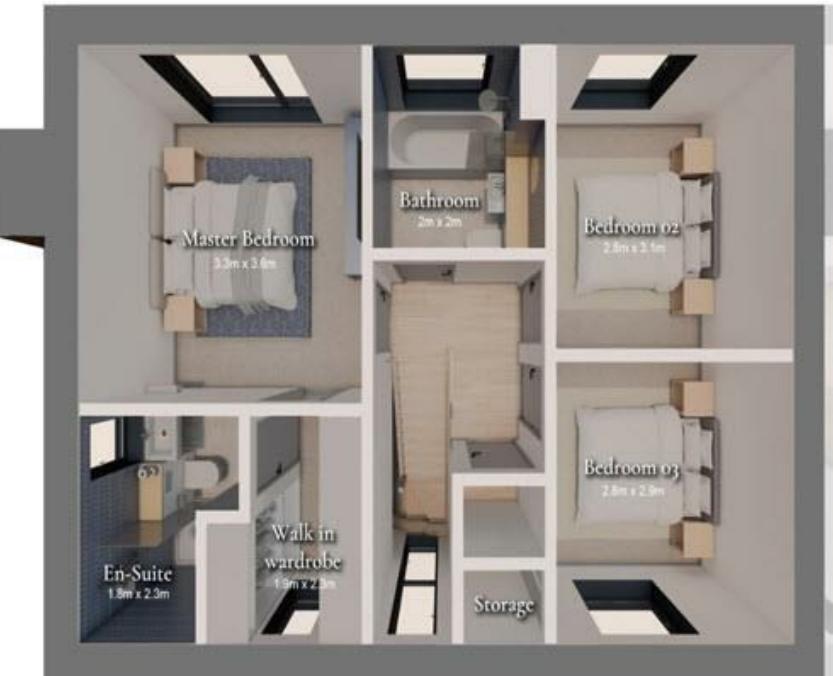
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

#### **Tenure & Possession**

Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating:** A **Council Tax Band:** New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
[hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)  
[flintandcook.co.uk](http://flintandcook.co.uk)

