





5 POOL YARD

WOONTON, HR3 6QL

£750,000

FREEHOLD

Situated in a prime corner of the development, Plot Five is an impressive & substantial four-bedroom detached home offering spacious accommodation with the benefit of a detached double garage with additional room and bathroom over. The property provides the perfect space for a family or an executive home for those looking for a rural retreat.

Flint & Cook

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• Impressive four bed detached home • Detached double garage with room & bathroom over • Prime corner position • Roof terrace with countryside views • Premium finish throughout • Gated entrance with large driveway





Plot Five

Nestled in the upper right-hand corner of the development, Plot Five is one of Pool Yard's most distinguished homes, offering expansive and versatile living across two floors. The ground floor features a spectacular open-plan kitchen, dining and living area, a separate lounge, large entrance hallway, utility, and cloakroom, with direct access to the private garden from both the lounge and open-plan space, perfect for entertaining or relaxing in style.

Upstairs, the master suite boasts a dressing room, en-suite and access to a private roof terrace, while three further bedrooms, including one with its own en-suite and a family bathroom provide flexible accommodation for family and guests.

Completing the home, the detached garage building offers space for two cars, with a first floor space ideal as a gym, office, potential bedroom, or studio, plus a bathroom, combining practicality with luxury. With premium finishes, thoughtfully designed layouts, and a generous garden, Plot Five represents refined countryside living at its finest.

Quality & Specification

Plot Five is finished to an exceptional standard, combining contemporary elegance with sustainable, energy-efficient design. The property features a polished concrete finish to the open plan living area with engineered herringbone flooring to the snug/lounge with engineered oak flooring to the bedroom area. The bathrooms and en-suites are fitted with sleek, contemporary fixtures.

Comfort and efficiency are delivered through underfloor heating powered by air source heat pumps, MVHR, solar PV, and high levels of insulation and airtightness. Energy-efficient composite windows and doors, feature wood-burning stoves, and high-quality finishes throughout complement the property's refined interiors. Externally, the home is beautifully detailed with grey-stained vertical timber cladding, a metal standing seam roof, and handmade brick chimneys, combining modern design with timeless character.

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

Woonton 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. 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.

Directions

What Three Words//.. Reverses.neater.mining

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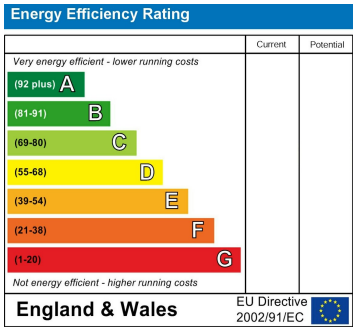












EPC Rating: Council Tax Band: New Build

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

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