





1 POOL YARD

WOONTON, HR3 6QL

£599,950

FREEHOLD

Positioned prominently at the front of the development, this impressive new-build detached three bedroom bungalow offers generously proportioned and beautifully considered accommodation, complemented by a double garage; designed for modern luxury living.

Flint & Cook

1 POOL YARD

• New-build detached bungalow • Three bedrooms, principal with dressing area & en-suite • Detached double garage & good sized garden • Air source heat pump with underfloor heating • Ideal for those looking to downsize • Finished to a high standard throughout • 100% developer stamp duty contribution, subject to terms and conditions.





Plot One - The Bungalow

The heart of the home is a striking open-plan kitchen, dining and living space, where an exceptional floor-to-ceiling window spans the rear elevation, flooding the interior with natural light and creating a seamless connection to the outdoors. The kitchen acts as a refined central hub, perfectly suited to both everyday living and entertaining.

The accommodation continues with three well-appointed bedrooms, including a luxurious principal suite featuring a dedicated dressing area and elegant en-suite bathroom. Two further double bedrooms provide excellent flexibility, ideal for guests, a snug or a home office. Additional features include a stylish family bathroom, cloakroom, practical boot room and utility space, ensuring the home combines sophisticated design with effortless functionality.

Quality & Specification

This beautifully appointed detached bungalow has been finished to an exceptional standard, combining contemporary elegance with high-performance design. The open-plan living areas are enhanced by engineered oak flooring, alongside the bedroom spaces creating warmth and continuity throughout the principal spaces, while concrete-effect porcelain tiles to the entrance hall, kitchen and bathrooms provide a sleek and modern contrast.

The bungalow benefits from underfloor heating throughout, powered by an efficient air source heat pump system, alongside MVHR and solar PV panels to ensure excellent energy efficiency, air quality and year-round comfort. Feature wood-burning stoves introduce a focal point and sense of character within the living space.

Externally, the property is defined by a striking metal standing seam roof, grey-stained vertical timber cladding and handmade brick chimneys, complemented by energy-efficient composite windows and doors. High levels of insulation and airtightness further enhance performance, resulting in a home that delivers both architectural distinction and refined, low-maintenance luxury living.

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 & The 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.

Agent Notes

1. There will be a 10 year PCC warranty

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

3. One photograph has been digitally enhanced using AI-generated furniture to illustrate how the room could look when furnished. For illustrative purposes only.

Directions

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

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.

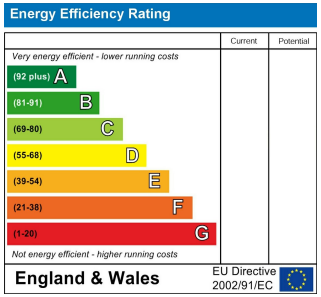
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.





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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