

Ty Newydd Allensmore, Hereford, HR2 9BP  
Guide price £795,000





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Council Tax Band: To be confirmed

**EPC ‘A’ rated rural home with paddock, solar, outbuildings and half-acre plot. Flexible space, stylish interiors and great local amenities in a semi-rural setting**

### **SITUATION AND DESCRIPTION**

Located in the sought-after village of Allensmore, this modern, energy-efficient home enjoys a peaceful rural outlook with easy access to Hereford, Ross-on-Wye, Monmouth and Abergavenny. The M50 and A465 offer excellent links to Bristol, Cardiff, Birmingham, and the wider motorway network, while the area is well served by a mix of state and independent schools – making this an ideal base for families.

A standout local amenity is the renowned Locks Garage, just a few minutes drive away and affectionately known as the Fortnum & Mason of Herefordshire. Here you’ll find an extraordinary range of essentials and luxuries, from quail eggs and confit duck to animal feeds and central heating oil – all under one roof.

### **THE PROPERTY**

This detached, traditionally built home is a rare find: EPC A-rated, beautifully presented, and packed with lifestyle appeal. Designed for flexibility and sustainability, it combines practical rural features with contemporary finishes.

The heart of the home is the Wren kitchen, fitted with Zanussi appliances and open to a bright dining area. A separate 31’ reception room features bifold doors out to the patio, ideal for entertaining, with a wood-burning stove creating a cosy focal point. There’s also a utility room, downstairs WC, and a dedicated study, offering space for home working or hobbies.

Upstairs, there are four good-sized bedrooms, a family bathroom and an en suite to the principal room. Underfloor heating runs throughout the ground floor, with oil-fired radiators upstairs, and solar panels with battery storage help keep energy costs low.

### **OUTSIDE**

Outside, the property sits in around half an acre, with enclosed gardens and a paddock ideal for a smallholding lifestyle or simply enjoying more space. A portal-span outbuilding (with planning to extend), storage container, and purpose built dog kennel and run provide brilliant flexibility. There’s also planning permission for a garage at the front of the property, although the large driveway already accommodates multiple vehicles.

This is a superbly practical and thoughtfully designed home with strong eco credentials, stylish presentation and everything you need for modern country living.

### **SERVICES**

Mains water and electricity. Solar panels and battery storage. Oil fired central heating. Sewage treatment plant.

### **LOCAL AUTHORITY**

The Herefordshire Council. Tax band TBC

### **AGENTS NOTE**

A shared access driveway leads to the side of the adjacent property known as Trap House over which this property has a vehicular right of way to access the paddock and outbuildings.























# Allensmore, Hereford, HR2

Approximate Area = 1834 sq ft / 170.3 sq m

For identification only - Not to scale



**Character & Country**

PROPERTY SPECIALISTS

**5 Bridge Street**

**Hereford**

**Herefordshire**

**HR4 9DF**

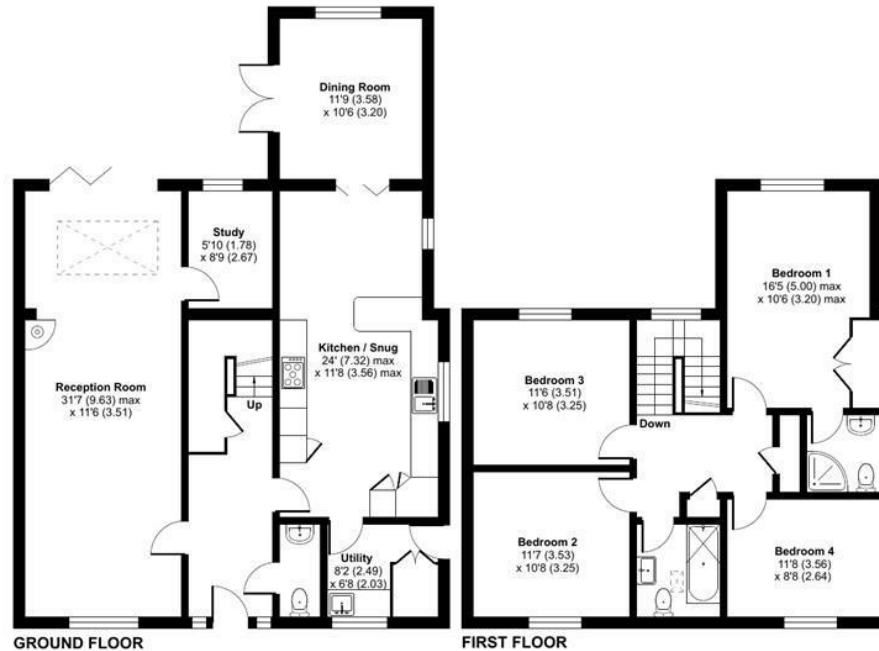
**01432 278278**

[hereford@characterandcountry.co.uk](mailto:hereford@characterandcountry.co.uk)

[www.characterandcountry.co.uk](http://www.characterandcountry.co.uk)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>94</b>	<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024. Produced for Character & Country. REF: 1192652

- Traditional construction with wood burner, quality finishes and excellent attention to detail throughout
- Half-acre plot with enclosed gardens and paddock – ideal for chickens, pony, goats or growing your own
- Portal-span outbuilding with power and planning to extend – perfect for hobbies, storage or games room
- Wren kitchen with Zanussi appliances opening to a sociable dining area
- Bifold doors from the sitting room to a private entertaining terrace with power supply – hot tub ready!
- Solar panels with battery storage, underfloor heating (ground floor) and oil-fired system upstairs
- Airband broadband and Sky wired to all rooms – ideal for home working and family life
- Planning consent for a garage, plus driveway parking for up to six vehicles
- Purpose-built dog kennel and run with drainage for easy cleaning
- Storage container included – additional secure space for tools, equipment or feed