



Castle Bank , Monkland, Leominster, Herefordshire HR6 9DE

Deceptively Spacious 4 Bedroomed Detached Period Residence No Onward Chain.

O.I.R.O £349,950



**Castle Bank
Monkland
Leominster
Herefordshire
HR6 9DE
O.I.R.O £349,950**

LOCATION

Castle Bank is a traditional style detached period property, part of which dates back to the 17th Century, having a wealth of character and very generous living accommodation in the popular village of Monkland. The village is located just outside the market town of Leominster, where a comprehensive range of shopping, recreational and educational facilities can be found, as well as good transport links including Rail and Bus Stations. The larger Cathedral City of Hereford is a little further to the south, where a more comprehensive range of amenities can be found.

BRIEF DESCRIPTION

Castle Bank is a traditional property which has been updated and improved by the current owners to offer very comfortable accommodation over two floors to include an entrance porch which leads into a characterful breakfast kitchen with an oil fired Aga and very useful pantry, moving through to the inner hallway with beautiful wooden period staircase and further doors off to a delightful sitting room with large feature sash window and open fireplace, and the dining room, again with feature fireplace and parquet flooring. There is a lovely conservatory which overlooks the gardens to the side, an inner porch which is currently used as a study area, and a ground floor cloakroom. To the first floor, there is a generous landing with period feature staircase, having four double bedrooms, one with shower/basin en-suite and two family bathrooms, all benefiting from central heating. The property offers generous accommodation throughout.

OUTSIDE

There is parking via a block paved driveway to the front. with a garage to the side and a very useful and good sized workshop which potentially could be additional garage space if required. The gardens are generously sized to the side and front. There is a selection of maturing shrubs, flowering plants, seating areas, good size lawned areas and fruit trees including cherry, plum and apple.

- Set On Fringes Of North Herefordshire Village
- Charming Detached Character Residence
- Spacious 4 Bedroomed Accommodation
- Good Sized Mature Gardens, Garaging/Workshop & Driveway Parking

The property offers character and period features in abundance and the Agents strongly recommend internal inspection to appreciate the size and charm of this delightful property.

SERVICES

Mains Electricity & Water.
Private Drainage.
Oil fired central heating

OUTGOINGS

Council Tax Band: E

LOCAL AUTHORITY

Herefordshire Council. Tel. 01432 260000.

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Tel. 01568 610600.

DIRECTIONS

Leaving Leominster on the Brecon Road, continuing to the village of Monkland, continue through the village past the pub on the left hand side, continue along where the property can be located on the right hand side.

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so







cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 Very energy efficient - lower running costs	 Not energy efficient - higher running costs	 Very environmentally friendly - lower CO ₂ emissions	 Not environmentally friendly - higher CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 206.4 sq. metres (2221.1 sq. feet)
These Plans are for Identification and Reference Only.
Plan produced using PlanUp.
Castle Bank, Monkland, Leominster

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