



Holly Cottage, The Bury, Stoke Prior, Leominster, Herefordshire HR6 0LG

Charming Grade II Listed 3 Bed Barn Conversion. Chain Free

Price £315,000



Holly Cottage, The Bury

Stoke Prior, Leominster, Herefordshire HR6 0LG

- Set in Idyllic & Tranquil North Herefordshire Village of Stoke Prior
- Charming Grade II Listed Stone & Half Timbered Terraced Barn Conversion
- Forming Part of a Small Select Development of Period Barns
- Offering Character 3 Bedroomed Accommodation
- LPG Gas Centrally Heated
- Including En-Suite to Master Bedroom & Separate Family Shower Room
- Kitchen-Dining Room & Spacious Family Living Room with Feature Inglenook Brick Fireplace with Gas Stove
- Pleasant Mature Cottage Gardens
- Gravelled Parking Area
- Being Sold With No Onward Chain

Price
£315,000
Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

Holly Cottage forms part of an exclusive redevelopment of a range of period barns including the original farmhouse, set in the picturesque village of Stoke Prior. The village has an active community, an outstanding primary school, village hall and Church and is within easy access of Leominster golf course. The town itself is only a couple of miles away and has a good range of amenities including traditional High Street shops, a number of supermarkets, doctor and dental surgeries, leisure facilities including swimming pool and a train station. There is good road access also to Hereford City, Ludlow and Worcester.

BRIEF DESCRIPTION

This charming Grade II Listed cottage offers characterful accommodation set over two floors, with the front door opening to a very generous family living room, with a large brick inglenook fireplace forming a central feature with raised flagged hearth, inset LPG gas stove, heavy lintel and mantel above. There is a double-glazed window to the front elevation and exposed stone walls and timbers, also includes a range of matching fitted wooden shelves and cabinets. Leading off the living room, steps lead up to the farmhouse style kitchen-dining room with a range of matching kitchen units with rolled edge work surfaces over, inset stainless steel sink, 4 ring gas hob with electric double oven and grill below. There is ample space for a family dining table, tiled flooring and double-glazed window overlooking the gardens to the rear. Leading off the kitchen, and also accessed off the living room, is a large rear reception hallway providing ample space for a study area if required, with glazed double doors opening to the gardens to the rear and a door leading off to a useful utility room with space and plumbing for washing machine and separate tumble dryer, rolled edge work surfaces with inset sink and cupboards below with matching wall cupboards. Off the utility room is a downstairs cloakroom with low flush w.c. and hand wash basin.

From the living room, a staircase with useful understairs storage cupboard leads up to the lovely light first-floor landing which has doors off to all rooms. The master bedroom has a double-glazed window overlooking the gardens to the rear, a comprehensive range of fitted wardrobes and is half-vaulted with a staircase leading up to the en-suite shower room which comprises a fitted shower cubicle with mains shower over, close-coupled w.c., and hand wash basin and a separate built-in wardrobe with hang rail and shelving. On the first floor there are two further bedrooms, both featuring exposed timber features and double-glazed windows overlooking the gardens to the rear, plus a separate family shower room with a suite to comprise an enclosed double shower cubicle with mains shower over, low flush w.c., and pedestal hand wash basin. Also on the landing is the boiler cupboard housing the Worcester LPG gas fired boiler.

Outside, forming part of this delightful and picturesque complex, the property is approached to the front via a pathway to the front door and pleasant lawned garden area with some mature shrubs. To the rear, the property benefits from its own private mature gardens which are well stocked with a range of mature floral plants and shrubs and a large ornamental tree. There is a patio area to the back of the property and a timber framed garden shed, with gated access out onto its own parking.



SERVICES

Mains Electricity and Water.

Shared Private Drainage

LPG gas heating from a private communal supply.

Telephone (Subject to B.T.T. Regulations).

AGENTS NOTES

There is a residence management company that over sees the maintenance of the communal areas and services which the owner of the property contributes a service charge of £40 per calendar month.

OUTGOINGS

Council Tax Band: E.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

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

DIRECTIONS

From Leominster proceed East on the A44 Worcester Bromyard Road, take the first turning right, signposted Stoke Prior. Continue along this road into the village of Stoke Prior, at the T junction turn right and the property will be found just down here on your left.

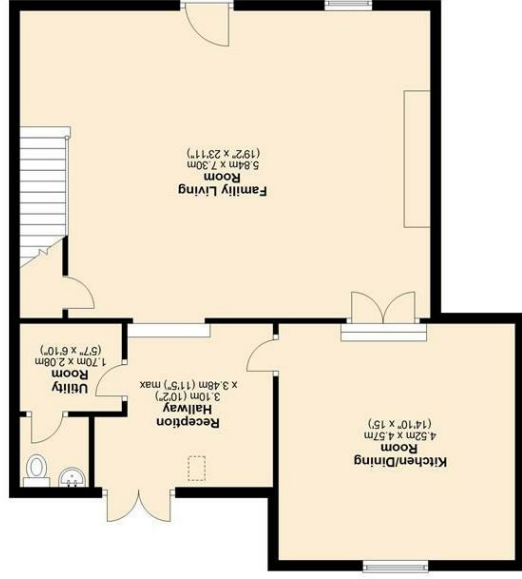
Jackson Property (Leominster)

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.

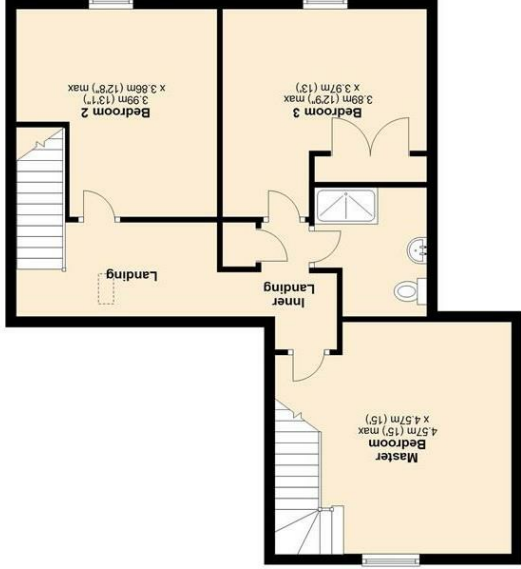
Ground Floor

Approx. 82.4 sq. metres (866.9 sq. feet)



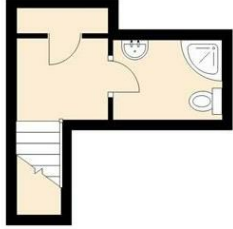
First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Second Floor

Approx. 8.5 sq. metres (91.7 sq. feet)



Total area: approx. 157.0 sq. metres (1690.3 sq. feet)
These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.