



Stockingfield Cottage , Dilwyn, Leominster, Herefordshire HR4 8JG

Charming Detached 4 Bedroomed Country Property Set In Just Under An Acre Of Gardens And Grounds

Guide Price £445,000



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LOCATION

Stockingfield Cottage is set just outside the popular and picturesque North Herefordshire village of Dilwyn which is set on the black and white trail and benefits from a community public house, village school, Church and thriving local community. The nearby village of Weobley offers fuller amenities including doctor's surgery and excellent secondary school. The market town of Leominster is just 4 miles distant with a comprehensive range of facilities including train station.

BRIEF DESCRIPTION

This well presented detached country residence is approached from the gravelled driveway through a solid wood front door which leads to an enclosed porch with attractive flagstone flooring which continues through to the kitchen and housed in the porch is the oil-fired central heating boiler. A large original wooden front door then opens to the kitchen which offers a range of matching base and wall units with solid wood rolled edge work surfaces to the base units with inset Belfast sink and planned space for utilities including cooker, upright fridge-freezer and space and plumbing for dishwasher. There is an impressive exposed ceiling timber and a range of ceiling downlighters with a door then leading down to the reception hallway which accommodates the staircase to the first floor accommodation and also has the original front door leading out to the gardens. There are further doors off the hallway to the sitting room which has a double-glazed window and feature fireplace which is currently not in use. Also off the hallway is the living room, which again has a fireplace which currently isn't being used, and double-glazed window overlooking the gardens. There is a downstairs cloakroom/w.c. and a further door from the hallway leading to the dining room with double-glazed window to the side elevation, and forming a feature to the room is a recessed fireplace with inset clearview stove set on a raised flagged hearth with brick surround. A doorway then leads to a lovely sized conservatory addition to the side of the property which has upvc double-glazed windows set on a raised plinth overlooking the gardens and paddock to the rear, with double-glazed double doors leading out to the same and attractive close-panelled pine ceiling.

The first floor accommodation includes four bedrooms, with the master bedroom being a double bedroom with a range of fitted bedroom furnishings including wardrobes, chest of drawers and dressing table. Bedrooms 2 and 3 can also accommodate double beds, with the 4th bedroom also providing the option of a study if required. Off the inner landing is a family shower room with a modern suite to include a walk-in shower cubicle, pedestal hand wash basin and low flush w.c. together with a good sized linen cupboard with wood slatted shelving and panelled radiator.

Outside, the property is set in large gardens and grounds that extend to approximately 0.89 of an acre with a gated driveway

- Situated Close to the Picturesque Black and White Village of Dilwyn and Approximately 4 miles from the Market Town of Leominster
- A Charming and Well Presented Detached 4 Bedroomed Country Residence Including 3 Reception Rooms and Conservatory Addition
- All Set in Formal Gardens and Grounds to Include Paddock Extending to Approximately 0.89 Acres With the Benefit of Ample Driveway Parking and Turning
- A Range of Outbuildings Including Hobby Room, Shower Room/Kitchen, Workshop and Utility, Separate Garden Shed and Stable Building Within the Paddock

opening to a large gravelled parking area which leads to the front and sweeps around a good sized outbuilding to further parking to the rear. There are formal gardens to the side and rear elevations of the property which are principally laid to lawn with a gated access leading onto the paddock to the rear which benefits from a Timber Framed Stable which is located to the side of the paddock. There are also a range of outbuildings off the driveway, the first of which is an ideal home office or potential auxiliary residential accommodation, subject to the appropriate permissions, with a upvc door opening to Room 1. measuring 15'6" x 14'8" (4.73m x 4.47m) with double-glazed windows to two elevations, ceiling spotlights, panelled radiator with thermostat control and power points fitted. A doorway leads through to a Kitchen/Toilet Area measuring 12'9" x 8'4" (3.89m x 2.54m) with inset stainless steel single drainer sink unit with cupboards below. A shower cubicle with Triton electric shower over, low flush w.c. ceiling spotlights, panelled radiator, extractor fan, power points and upvc double-glazed window to the rear elevation. Adjoining these is a separate Workshop with its own access off the driveway and measuring 15'0" x 8'7" (4.57m x 2.62m) with fluorescent ceiling lighting, power points, panelled radiator and upvc double-glazed door, and to the rear, having separate access, is a Utility/Boiler Room measuring 12'0" x 8'8" (3.66m x 2.64m) with space and utilities including plumbing for washing machine, a large Belfast style sink with cold water tap and housed in here is the oil-fired boiler for the outbuilding/annexe, power points, panelled radiator and fluorescent ceiling lighting. There is an additional Timber Framed Garden Shed measuring 13'11" x 7'4" (4.25m x 2.24m) and a further garden area to the side of the driveway which provides further opportunity for formal gardens or additional outbuildings, subject to the appropriate permissions.

SERVICES

Mains Electricity and Water. Private Drainage.
 Oil-fired central heating.

OUTGOINGS

Council Tax Band: D

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

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

DIRECTIONS

From Leominster proceed west on the A44/A4112 Brecon road towards Dilwyn for approximately 4 miles where the property will be found on your left hand side before you get to the turning for Dilwyn Village.

Jackson Property (Leominster)

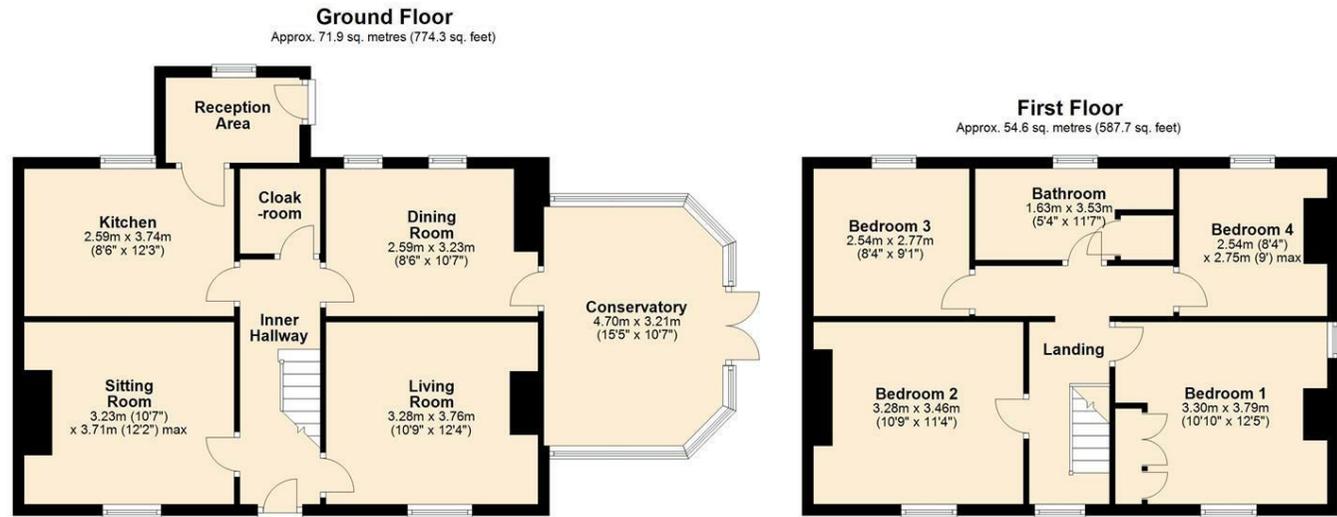






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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Total area: approx. 126.5 sq. metres (1362.0 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Stockingfield Cottage , Dilwyn, Hereford

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	 92	 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO2 emissions</small>	 83
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Jackson Property - for themselves and the owners/landlords 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/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.