



Post Office , Stoke Prior, Leominster, Herefordshire HR6 0NB

Charming Detached 4 Bed Village Property With Beautiful Gardens

Guide Price £465,000



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Leominster
Herefordshire
HR6 0NB
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LOCATION

Post Office is set in the heart of the idyllic North Herefordshire village of Stoke Prior which is surrounded by lovely rural countryside. The village itself includes an outstanding primary school, village hall, Church and friendly local community. The market town of Leominster is just a couple of miles away and offers a comprehensive range of amenities including a number of supermarkets, traditional High Street shops, leisure facilities including swimming pool and good range of transport links. The larger Cathedral City of Hereford is located a little further to the south, and the ever popular historic South Shropshire town of Ludlow is also easily accessible.

BRIEF DESCRIPTION

This delightful detached village property is approached from the front elevation via the front door which is framed by a canopy style porch opening to the reception hallway with doors then leading off to the lovely family living room. The room has a large bay window to the front elevation and forming a lovely feature is a recessed fireplace with raised hearth and inset woodburning stove. Also leading off the reception hallway is a delightful formal dining room with dual aspect and attractive exposed wooden floorboards with recessed fireplace with inset woodburning stove and wooden mantel above. There are attractive exposed ceiling timbers and a door leading through to an inner lobby/study area with attractive brick recessed fireplace (currently not in use), quarry tiled flooring, window to rear elevation, a range of fitted storage cupboards and a further door giving access to under stairs storage. From here a doorway then leads through to the fantastic and spacious family kitchen/breakfast room with a range of handmade wooden kitchen units with inset ceramic Belfast style sink, work surfaces, planned space for cooker and forming a feature to the room is the oil-fired Rayburn. There are exposed ceiling timbers, attractive tiled flooring throughout with windows to side and rear elevations, a door giving access to the side veranda, driveway and gardens, and a return door to the family living room. A further door from the living room leads through to a side reception hallway/pantry, a generous sized room which could be utilised for a number of uses and has a window to the side elevation and door leading out to the front and a further door leading through to the utility room/cloakroom with cupboard storage, work surfaces and space and plumbing for washing machine, Belfast ceramic sink set on brick pillars with hot and cold tap over and low flush w.c. with glazed door giving access to the rear.

A staircase from the reception hallway leads up to the first floor landing with door off to a linen cupboard with wood slatted shelving and further doors to all rooms. The master bedroom is a very generous double bedroom with half-vaulted ceiling and exposed timbers, with windows to two elevations and pedestal

- Situated in the Very Heart of the Tranquil and Picturesque North Herefordshire Village of Stoke Prior
- Charming Well-Presented Detached Village Property Offering Spacious Centrally Heated 4 Bedroomed Accommodation
- Set in the Most Attractive Mature Gardens with an Excellent Range of Outbuildings Including Detached Open-Fronted Garage with Home Office and Attic Storage. Timber-Framed Workshop. Greenhouse. Additional Garden Shed. Ample Gated Driveway Parking.

hand wash basin. Bedrooms 2 and 3 are both good sized double bedrooms and set to the front of the property with the 4th bedroom currently used as a dressing room and having fitted open-fronted wardrobe storage. The family bathroom comprises a suite to include panelled bath, separate shower cubicle, low flush w.c. and pedestal hand wash basin with dual aspect.

Outside, the property is set in the charming and idyllic village of Stoke Prior. Approached through double-opening gates there is a gravelled driveway to the side of the house providing ample off-road parking, which in turn leads to the excellent detached garage block which includes an open-fronted bay measuring approx. 13'11" x 13'9" (4.25m x 4.19m) providing covered parking/storage with wooden ladder leading up to excellent boarded loft storage with lighting. To the side of the cart shed there is an enclosed home office measuring 10'8" x 10'5" (3.25m x 3.19m) with windows to three aspects and stable door to the front, wooden floorboards and further wooden panelling to half height, central ceiling timber, fluorescent ceiling lighting and power points fitted, with a further canopy covered area to the side providing additional dry storage. There is also a cold water tap. The gardens form a stunning feature to the property, having been lovingly landscaped to include a wealth of well-stocked floral and shrub borders with large lawned areas and a range of mature trees. Within the garden is a timber-framed garden shed measuring approx. 16'6" x 5'9" (5.03m x 1.75mm) providing excellent storage, with further productive vegetable garden directly to the rear and additional timber-framed workshop with veranda and door to the main workshop area measuring 13'11" x 7'6" (4.25m x 2.29m) with power and lighting fitted and windows to front, side and rear elevations. An excellent constructed building which could equally be utilised as a hobby room or home office if so desired. There is also a large greenhouse to the side of the workshop.

SERVICES

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

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.

Jackson Property (Leominster)

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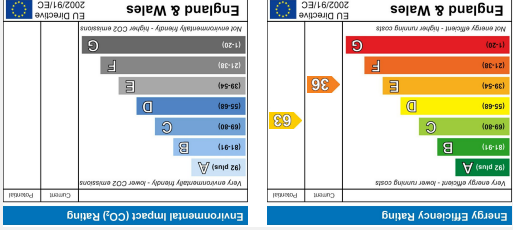


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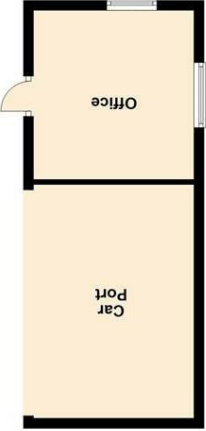
ROOM MEASUREMENTS

- GROUND FLOOR
- LIVING ROOM - 23'2 x 8'9 (7.07m x 2.67m)
- DINING ROOM - 13'3 x 10'5 (4.04m x 3.18m)
- KITCHEN - 16'3 x 14'6 (4.95m x 4.42m)
- SIDE LOBBY/PANTRY - 9'7 x 6'5 (2.92m x 1.96m)
- UTILITY ROOM - 9'6 x 9'1 (2.90m x 2.77m)
- FIRST FLOOR
- MASTER BEDROOM - 18'2 x 15'10 (5.54m x 4.85m)
- BEDROOM 2 - 11'4 x 10'5 (3.45m x 3.18m)
- BEDROOM 3 - 11'3 x 9'8 (3.42m x 2.93m)
- BEDROOM 4 - 9'9 x 8'8 (2.97m x 2.64m)
- BATHROOM - 10'8 x 8'7 (3.25m x 2.62m)



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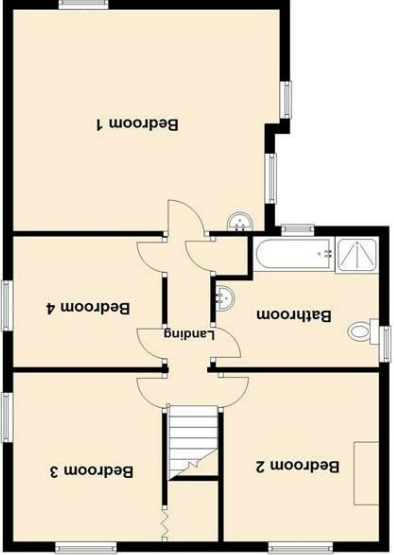
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Ground Floor
 Approx. 107.6 sq. metres (1158.6 sq. feet)



First Floor
 Approx. 68.1 sq. metres (733.1 sq. feet)



Total area: approx. 175.7 sq. metres (1891.7 sq. feet)