



South Rowley , Hamnish, Leominster, Herefordshire HR6 0QN

Detached Country Residence Set in 4 Acres of Gardens & Grounds. Asking Price £725,000



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Hamnish  
Leominster  
Herefordshire  
HR6 0QN  
Asking Price £725,000**

**LOCATION**

South Rowley is set in a delightful and tranquil rural position in the small hamlet of Hamnish which is set just outside the market town of Leominster. The town itself offers a comprehensive range of amenities including traditional High Street shops, a number of supermarkets, primary and secondary school, doctors and dental surgery and transport links including bus and railway station. The larger Cathedral City of Hereford is also easily accessible where a more comprehensive range of facilities can be found, with the South Shropshire historic town of Ludlow also readily available.

**BRIEF DESCRIPTION**

This impressive and spacious detached country residence is set in a truly idyllic rural location and offers well-proportioned accommodation set over two floors. The property is approached from the driveway via the front door which opens to an enclosed reception hall which continues through to a large reception dining room with double-glazed patio doors opening out to the gardens to the rear taking advantage of the delightful rural views. Leading off the dining hall is a spacious family drawing room with large double-glazed window taking advantage again of the lovely rural outlook and forming a central feature to the room is a coal-effect gas fire set in a fireplace that could also be utilised as an open fire or with a wood burner if so desired. Leading off the drawing room is a large conservatory addition with upvc double-glazed full length windows and double doors opening out to the gardens. Also leading off the dining hall is an inner hallway which gives access to a ground floor wet room and separate cloakroom/w.c. with a door then leading through to the large ground floor bedroom with a range of fitted bedroom furnishings including wardrobes, dressing table and chest of drawers, with double-glazed window, to the gardens to the rear and a door then leading through to an excellent garden room/office providing ideal opportunity for someone who is looking to work from home. Also on the ground floor is the family kitchen-breakfast room which offers a comprehensive range of matching base and wall units with granite work surfaces to the base units and appliances to include an electric hob, electric double oven and grill at easy height, integrated dishwasher and washing machine, door to good sized pantry/cupboard and further doors to a rear hallway with door out to the rear gardens and further cloakroom/w.c. There is also a utility/boot room and door to a front hallway with door out to the driveway and further doors to woodstore and additional cupboard storage and access to the integral double garage 21'5 x 17'3 (6.53m x 5.26m) which has electric roller shutter door, additional sliding door to the front and sliding door giving through access to the gardens to the rear and benefits from power and lighting.

The first floor accommodation is accessed via a staircase from

- Individual Detached Country Residence Set in Delightful Rural Position Surrounded by Open Countryside
- Offering Spacious and Flexible 4 Bedroomed Accommodation Including 3 Reception Rooms and Conservatory Addition
- Set in Extensive Gardens and Paddock Land Extending to 4 Acres Including Outdoor Swimming Pool, Garden Outbuildings, Double Garage and Ample Driveway Parking

the reception dining room which leads up to a spacious first floor landing which could be utilised as an additional bedroom or study accommodation, with doors then leading off to bedroom 2. with large double-glazed windows taking advantage of the rural views and useful under eaves storage. There are two further bedrooms to the first floor, family bathroom and separate shower room, additional walk-in storage/wardrobes and further dressing room.

Outside, the property enjoys a delightful and tranquil rural position set in extensive formal gardens together with paddock land that wraps around two sides of the property. Approached from a quiet country lane, a brick pillared gated entrance opens up to the driveway which sweeps around to the front elevation providing ample off-road parking. The property benefits from formal gardens including a front vegetable garden with a range of raised beds with Garden Shed/Outbuildings, Greenhouse and to the side rear is an Outside Swimming Pool with cover. With the formal gardens then sweeping around to the rear of the property taking advantage of the stunning and far-reaching views. The gardens themselves are principally laid to lawn with a range of specimen mature trees and shrubs with a patio area leading off the doors from the dining hall. In addition to this, the property benefits from an adjoining paddock which extends to over three acres and has gated access from the garden as well as the additional benefit of roadside access.

**SERVICES**

Mains Electricity and Water. Private Drainage.  
LPG gas-fired central heating.  
Telephone (Subject to B.T. Regulations).

**OUTGOINGS**

Council Tax Band: G

**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 towards Bromyard for approximately one and a half miles, then turn left signposted Hamnish, Continue along this country road for three quarters of a mile and turn right signposted Hamnish and the property is the second driveway on your right.

**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.

#### ROOM MEASUREMENTS

##### GROUND FLOOR

- DINING HALL - 20'6 x 14'11 (6.25m x 4.55m)
- DRAWING ROOM - 19'0 x 14'11 (5.79m x 4.55m)
- CONSERVATORY - 16'5 x 12'1 (5.00m x 3.68m)
- KITCHEN/BREAKFAST ROOM - 14'2 x 12'0 (4.32m x 3.66m)
- GROUND FLOOR BEDROOM - 19'0 x 12'10 (5.79m x 3.91m)
- HOBBY ROOM/STUDY - 14'3 x 13'0 (4.43m x 3.97m)
- UTILITY/BOOT ROOM - 10'9 x 6'7 (3.28m x 2.00m)

##### FIRST FLOOR

- BEDROOM 2 - 15'3 x 15'0 (4.65m x 4.57m)
- BEDROOM 3 - 14'11 x 10'8 (4.55m x 3.25m)
- BEDROOM 4 - 17'3 x 7'10 (5.26m x 2.39m)
- BATHROOM - 11'1 x 5'6 (3.38m x 1.68m)
- SHOWER ROOM - 9'3 x 8'0 (2.85m x 2.39m)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 261.9 sq. metres (2819.3 sq. feet)

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.