



Pomona House, 21 Garnstone Drive, Weobley, Hereford, Herefordshire HR4 8TH

Executive Style Modern Detached 4 Bed Property

Asking Price £455,000



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Weobley
Hereford
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- Executive Detached Modern Property Having Very Generous Accommodation Over Two Floors
- Private Block-Paved Driveway with Detached Double Garage
- Good Sized Gardens with Open Aspect to the Rear
- Large Fully Insulated New Outdoor Building: Ideal For Office, Workshop, Gym Or Outside Living Space

LOCATION

Pomona House is situated on a newly-built development in the ever popular rural village of Weobley. This plot was described by Freeman Homes as the site's premium plot. The village itself, set on the black and white trail, has excellent everyday village amenities with a number of shops in the main street to include a general stores, butchers, tea rooms, pub and two restaurants both offering take away services, together with highly sought after primary and secondary schools, doctors and dental surgeries, Church, village hall and thriving local community, surrounded by delightful Herefordshire countryside. The market town of Leominster is close to hand for a more comprehensive range of facilities, including a number of supermarkets and train station, with the larger Cathedral City of Hereford approximately 11 miles to the south.

BRIEF DESCRIPTION

This impressive detached property offers very comfortable family accommodation. A mature front garden leads to a solid oak traditional porch which in turn leads through to a good sized entrance hallway with hard flooring, useful under stairs storage with light and doors communicating off to the principal rooms. The living room has a light and spacious feel with double doors opening onto the private rear gardens with fitted Mendip wood burning stove. Moving through to the study/snug, which is located to the front of the property, making an ideal occasional room or additional guest bedroom if required. The property has a useful cloakroom which houses a wash hand basin and low level w.c. Moving on through to the large dining/kitchen. This room is a real show piece, fitted with a comprehensive range of both base and wall units with fitted Neff appliances to include a gas hob with extractor hood above, fitted double oven, integral fridge-freezer and integral dishwasher. This room also has a breakfast bar and ample space for a table and chairs for entertaining. There are windows to the front, side and rear providing a wealth of natural light. There is a useful utility room located adjacent to the kitchen with plumbing for washing machine and tumble dryer. The Worcester Bosch central heating boiler is housed in here with a door leading out onto the rear gardens. Another feature to the property is that it benefits from underfloor heating throughout the ground floor.

A staircase from the entrance hallway leads up to the first floor landing with good size airing cupboard with doors off to all four bedrooms, all being of a generous size, the principal bedroom having the benefit of an en-suite shower room with high quality Villeroy and Boch fittings to include double shower cubicle, low level w.c. wash hand basin and a window to the rear. The current owners have opened out the principal bedroom into the fourth bedroom to provide and spacious dressing room/occasional bedroom. The family bathroom again offers high quality fittings and includes a deep bath and further double shower cubicle

with both the bathroom and en-suite shower being larger than normal and benefiting from electric heated floors controlled by a timer and thermostat.

Outside, the property has a very generous plot with views to the hills to the front and across the orchards to the rear with mature hedge to the rear, amazing for wildlife. The garden is well stocked with plants and shrubs with a paved seating area, secure gated access to the front and the majority of the garden is laid to lawn with the benefit of outside cold water tap and electrical sockets. It is a private and secure garden which has the benefit of a gravelled side area, and there is a recently constructed home office, which was constructed by U.K. Garden Buildings. The building, ideal as a home office or hobby room, is fitted with light and power with double opening doors to the front and measures 14'0" x 10'0" (4.27m x 3.05m).

The property also has a detached double garage 21'2 x 20'8 (6.45m x 6.30m), providing space for two cars, which is fitted with light and power, has access to the rear garden and two double opening doors to the front with a private block-paved driveway which has parking for a minimum of four vehicles and still providing room for visitors on the private drive. There is a side gate giving access to the rear gardens next to the garage.

SERVICES

Mains Electricity, Water & Drainage.
LPG Gas provided through a metered supply from a communal tank that services the whole estate.
The property benefits from fibre broadband and remaining NHBC Builder's Guarantee.

OUTGOINGS

Council Tax Band: E

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

AGENTS NOTE

There will be a small annual communal charge of around £200 but this has yet to be set.

VIEWING

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

DIRECTIONS

Leave Leominster head towards Weobley on the A4112 turning left into the main village and continue to follow the road along. As the road bears around sharply to the right, continue straight over towards the doctor's surgery and the village hall. Immediately opposite the village hall turn left where Pomona House can be found immediately in front of you on the far side of the village green.







ROOM MEASUREMENTS

GROUND FLOOR

KITCHEN/DINING ROOM - 24'4 x 13'3 (7.42m x 4.04m)

LIVING ROOM - 16'7 x 12'7 (5.05m x 3.84m)

STUDY - 12'7 x 7'6 (3.84m x 2.29m)

FIRST FLOOR

BEDROOM 1 - 11'3 x 10'7 (3.43m x 3.23m)

BEDROOM 2 - 12'0 x 10'0 (3.66m x 3.05m)

BEDROOM 3 - 9'11 x 9'10 (3.02m x 3.00m)

BEDROOM 4 - 9'0 x 8'11 (2.72m x 2.74m)

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
76	85	84	92
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

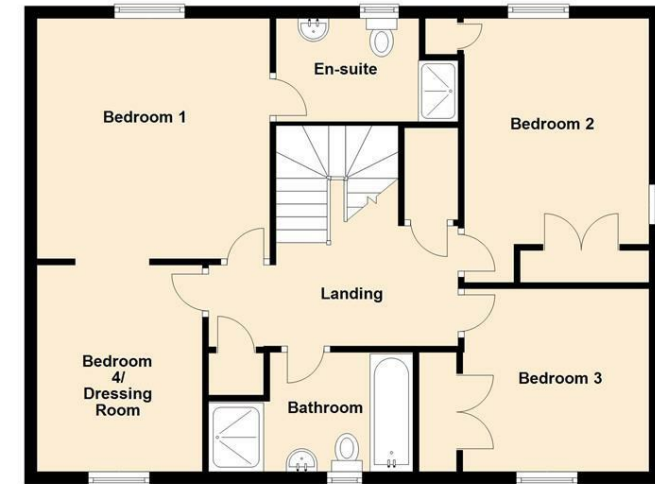
Ground Floor

Approx. 74.0 sq. metres (796.0 sq. feet)



First Floor

Approx. 74.0 sq. metres (796.1 sq. feet)



Total area: approx. 147.9 sq. metres (1592.1 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.