



Lower Grantsfield , Kimbolton, Leominster, Herefordshire HR6 0ET

Stunning Country Residence In Idyllic Rural Setting

Offers Over £825,000



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Leominster
Herefordshire
HR6 0ET
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LOCATION

Lower Grantsfield is located in a truly idyllic rural location set close to the north Herefordshire Village of Kimbolton. A charming village with primary school, village hall, church and The Stockton Cross pub. The nearby market town of Leominster offers a wider range of amenities including a railway station with lines to Bristol, London, Cardiff etc., with the cathedral city of Hereford a short drive further to the south. The popular south Shropshire town of Ludlow is within easy striking distance, famed for its superb restaurants and vibrant festivals throughout the year.

BRIEF DESCRIPTION

This impressive detached country residence boasts a truly enviable rural location with lovely views over the neighbouring countryside and hills beyond. The house is approached from the driveway through a glazed inset front door which is framed by a timber canopy porch, opening to a delightful Reception Hallway featuring exposed timbers and stone flagged flooring which continues through to the Rear Hallway and door leading out to the rear gardens. Doors lead off to the spacious Family Kitchen Breakfast Room with double doors opening out to the gardens with ample space for a breakfast/dining table and attractive wooden floorboards throughout. The Kitchen itself offers a comprehensive range of matching base and wall units with ample work surfaces, inset sink, integrated dishwasher and forming a feature to the Kitchen is a large electric AGA. An archway then leads through to the formal Dining Room, a lovely character room featuring an angle nook stone fireplace with inset Clearview Stove set on a raised hearth and exposed ceiling and wall timbers. A door then leads through to the Family Living Room which has been added by the current owners and has created a lovely light and airy room with views over the gardens and countryside beyond, glazed double doors leading out to the same and has an exposed central ceiling timber, feature stone wall and recessed fireplace with inset Nordpeis folding door stove. Leading off the Rear Hallway is a Snug/4th Bedroom with exposed ceiling timbers and a range of fitted cupboards and shelving across the one wall. There is also a separate Utility Room with planned space for washing machine and tumble dry, sink and cupboards below and housed in here is the Oil Fired Worcester Central Heating Boiler. There is also a Cloakroom/wc off the Rear Hallway.

A staircase then leads up from the Rear Hallway to the L shaped first floor Landing with exposed ceiling and wall timbers and doors off to all rooms. The Principal Bedroom features a vaulted ceiling, giving a feel of light and space with an attractive window to the end gable and a range of fitted cupboards/wardrobes. Bedroom 2 is a lovely guest bedroom with half vaulted ceiling and windows taking in the lovely rural views with fitted wardrobe to the initial lobby entrance. Bedroom 3 benefits from exposed ceiling and wall timbers and a large open fronted double wardrobe. The Family Bathroom is a spacious room with a suite to include a corner bath, wc, bidet and hand wash basin inset to a vanity unit with cupboards below. There is also a separate Shower Room next to the Principal Bedroom which includes an enclosed shower cubical, wc and hand wash basin together with a linen cupboard with wood slatted shelving and radiator.

OUTSIDE

The property is set in extensive mature grounds extending to approximately 2 Acres including both formal gardens and a wild flower

- A Delightful Detached Country Residence Set In A Truly Idyllic Location Close To The Village Of Kimbolton
- Offering Charming & Well Presented Character 3/4 Bedroomed Accommodation
- Set In Extensive Mature Grounds Including Formal Gardens & Wild Flower Meadow Extending To Approximately 2 Acres
- Benefiting From A Range Of Outbuildings Including Double Garage With Office, Separate Studio & Garden Sheds

meadow/paddock. Approached via its own meandering driving which leads down to the property where there is ample driveway parking and an excellent Detached Double Garage measuring 20'0 x 19'0 (6.10m x 5.79m) with power and lighting, inspection pit and staircase leading up to a Loft Room/Study measuring 10'8 x 9'5 (3.25m x 2.87m) with window to the front elevation, power and lighting. The formal gardens rap around the rear and side elevations to the house and form a lovely feature with striking views over the neighbouring countryside and include a number of mature trees, floral and shrub borders and lawns with a pleasant patio area, ideal of outside entertaining. Leading off the patio is a separate detached Studio/Hobby Room measuring 15'8 x 11'11 (4.78m x 3.63m) with power and lighting, exposed ceiling and wall timbers and loft space. There are two further garden shed/workshop providing useful storage. Leading off the formal gardens the property also benefits from a large wild flower meadow which includes a number of mature specimen trees, a lovely shaded seating area with pond with a separate gated access off the driveway into the meadow.

AGENTS NOTES

The private driveway leading to Lower Grantsfield is owned by the property however the neighbouring cottage has a right of way for access.

SERVICES

Mains Electricity and Water. Private Drainage
Oil Fired Centrally Heated

OUTGOING - Council Tax Band: F

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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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.

DIRECTIONS

Travelling north on the A49 from Leominster towards Ludlow take the first right hand turn to Kimbolton (A4112). Go past the pub (Stockton Arms) on your left then turn immediately right. Stay on this road for approx. 1 mile where on the right there is a small red post box, the driveway to the property is approx. 100m on your right as indicated by a named plaque.



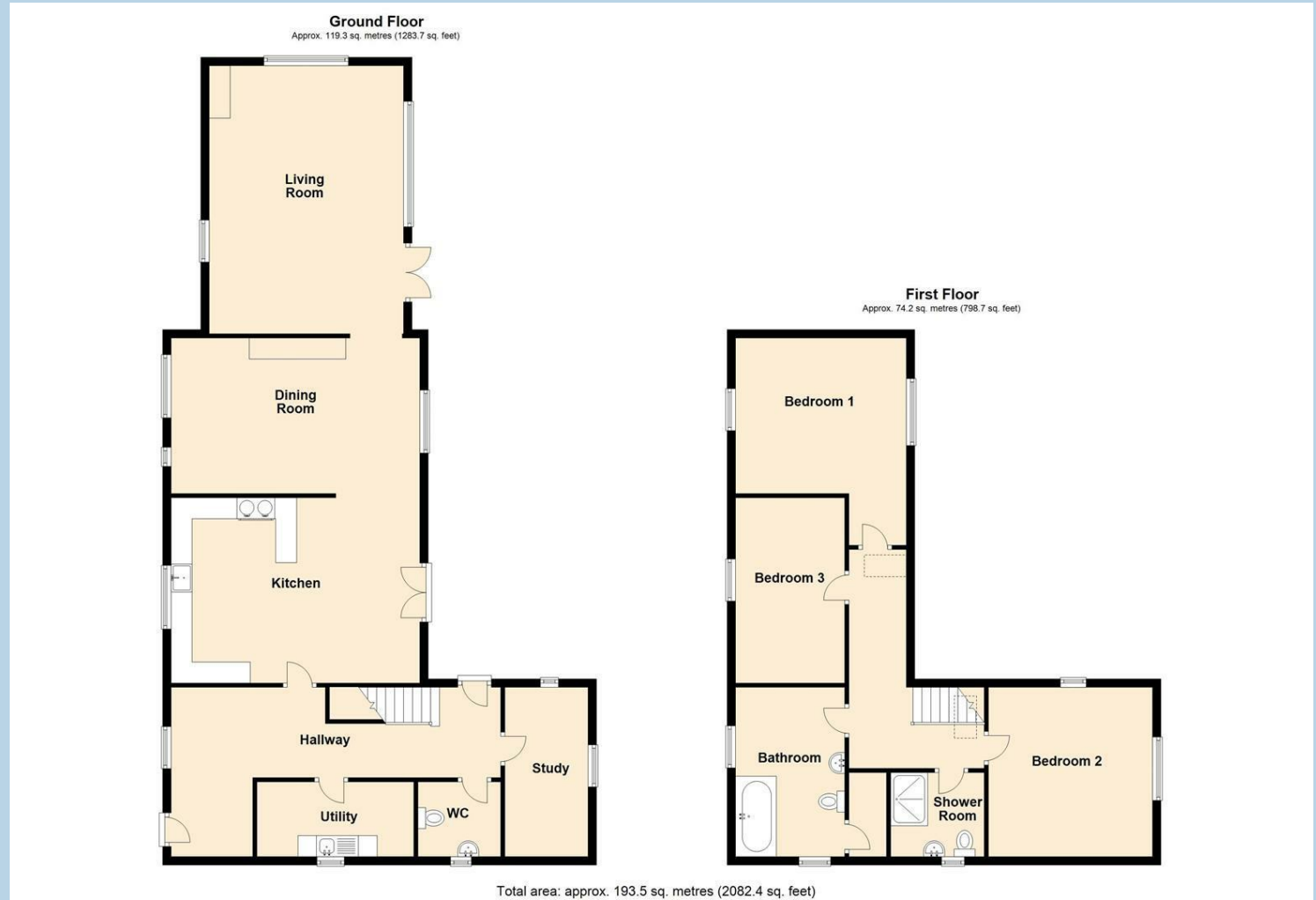




ROOM MEASUREMENTS

- GROUND FLOOR**
 KITCHEN/BREAKFAST ROOM - 19'7 x 14'2 (5.97m x 4.32m)
 DINING ROOM - 19'3 x 11'3 (5.87m x 3.43m)
 LIVING ROOM - 19'0 x 15'2 (5.79m x 4.62m)
 SNUG/BEDROOM 4 - 12'11 x 9'5 (3.94m x 2.87m)
 UTILITY - 10'4 x 5'10 (3.15m x 1.78m)
FIRST FLOOR
 PRINCIPAL BEDROOM - 14'0 x 13'10 (4.27m x 4.22m)
 BEDROOM 2 - 12'6 x 11'4 (3.81m x 3.45m)
 BEDROOM 3 - 12'3 x 7'7 (3.73m x 2.31m) max
 BATHROOM - 13'8 x 8'6 (4.17m x 2.59m) max

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



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