



Gig Bridge

Staunton-On-Arrow, Leominster, Herefordshire, HR6 9HR

jackson
property

Offers Over £685,000

Spacious Detached Four Bedroom Home | Extensive Landscaped Gardens Set within 0.75 Acre | Double Garage and Large Barn | One-Off Private Driveway | Three Reception Rooms including Sun Room | Set in a quiet North Herefordshire Village | Master Bedroom with Ensuite and Roof Terrace

Situation

Gig Bridge is set on the fringe of the rural village of Staunton-On-Arrow with no immediate neighbours with the idyllic village of Pembridge close to hand with an excellent range of amenities including two public houses and a further restaurant, local shop and tea room, highly sought after Outstanding primary school, pre-school, Church, Village Hall, farm shop, further tea room and art gallery together with a thriving local community. Local features include a beautiful riverside area, Medieval Market Hall and community meadow with playground, Annual village events include a summer show & trotting races, Bonfire & Fireworks and Christmas market with much admired illuminated Christmas trees throughout the village. The towns of Kingston and Leominster are easily accessible with a broader range of amenities with the cathedral city of Hereford a little further to the south.

Description

The property itself offers spacious accommodation over two floors including an open plan triple aspect living room and dining room with feature fireplace to the centre of the room. A large conservatory wraps around the side the property and over looks the front gardens and water feature. The kitchen is well appointed with a vast array of wall and base units with worktops to all four sides. There is a built in dishwasher, under counter fridge and freezer, electric hob and double oven. There is a further utility area with additional storage and plumbing for washing machine. A rear boot room gives access to the rear of the property where you will find a

post-and-rail boundary along with access to the rear of the garages. The property benefits from a small study area and bright entrance hallway.

One of the four bedrooms is located on the ground floor of the property with a bathroom and separate wc to serve it, located via the rear hallway. Stairs lead up to the first floor onto a spacious landing area. All of the bedrooms have built in wardrobes and large double rooms. The master bedroom offers a wealth of storage wardrobes with an ensuite shower room and access onto a beautiful roof terrace area.

Outside

The extensive gardens span over 0.75 of an acre. With an impressive sweeping driveway that leads through the garden to the large parking area with access to the double garage. The garden is mainly laid to lawn with beautifully maintained shrub borders, two pond areas, summer house, garden shed and greenhouse. The owners have created a stunning "bottle house" currently used as storage, however would serve as an additional summer house.

The garage has two separate up-and-over doors with space for two vehicles and space around for storage, there is power and light and an outside wc. The large barn is a great space for storage or workshop with sliding door to the side for access.

Services

Oil central heating, private drainage, mains electric and mains water.
Herefordshire Council Tax Band D

Agents Notes

Please note the property itself has not experienced flooding in the 30 years the current owners have resided there.

Directions

What3words/// Stylist.carefully.scrapped

Viewings

Strictly by appointment. Please contact the agents on 01568 610600.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

Jackson Property

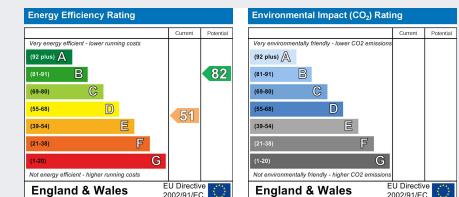
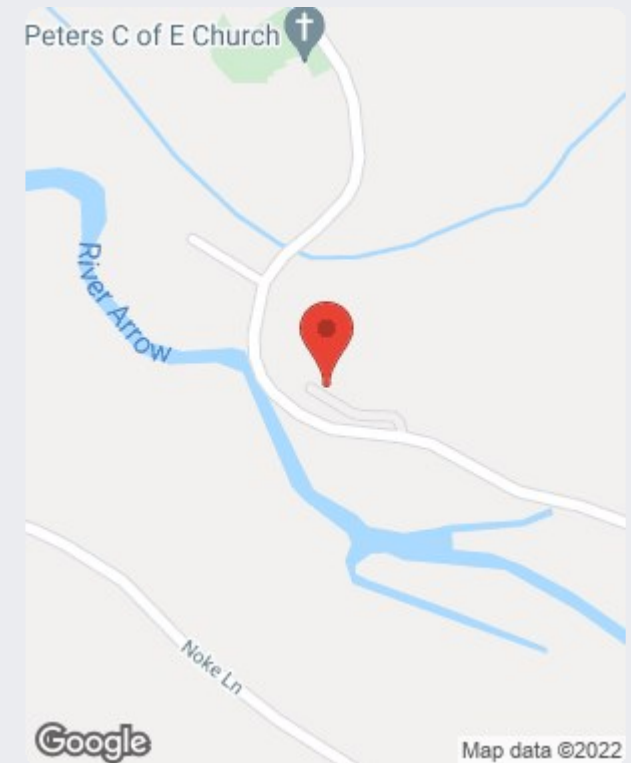
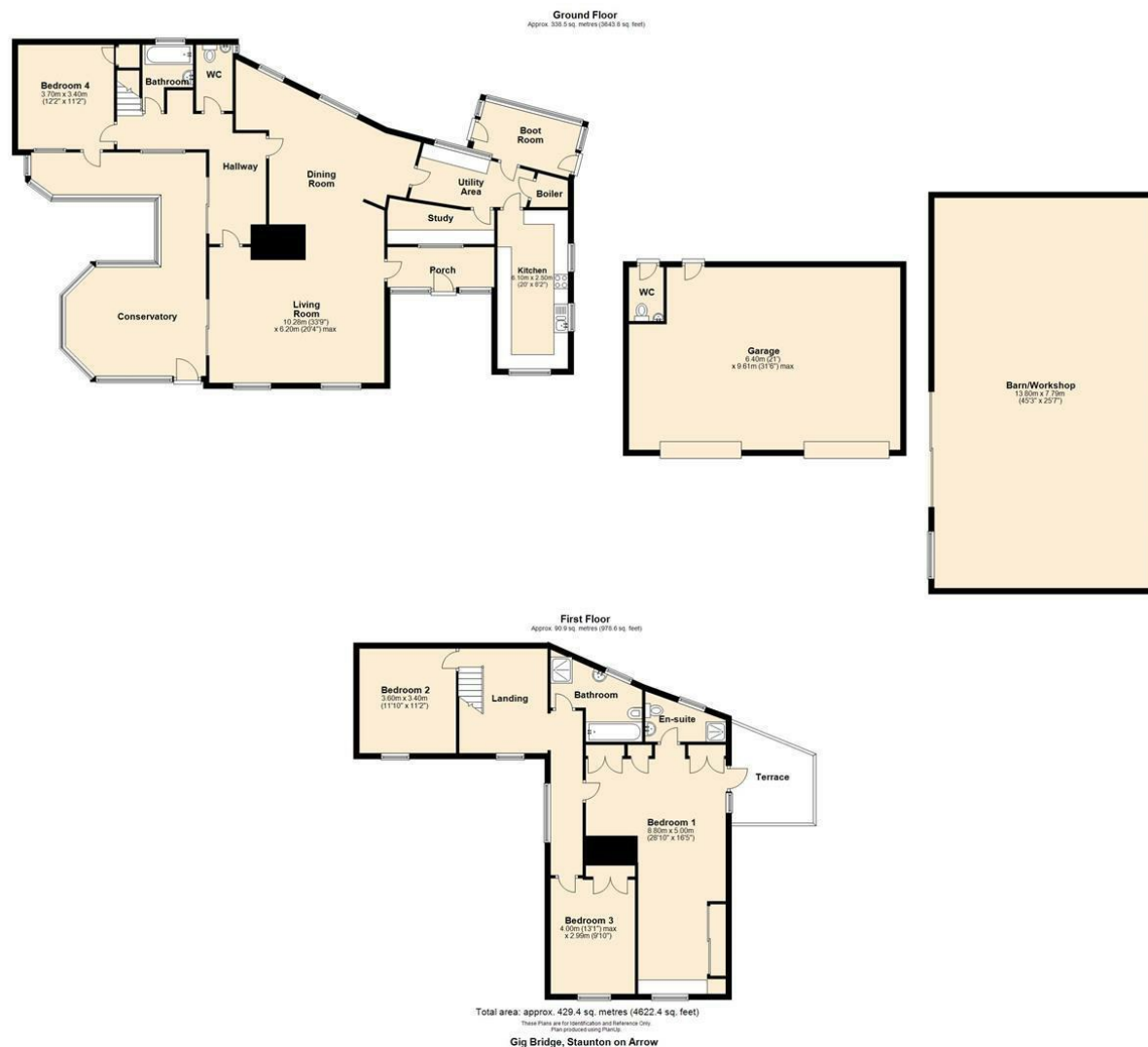
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are 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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.



To arrange a viewing please contact us on t. 01568 610600

info@bill-jackson.co.uk | www.bil-jackson.co.uk



jackson
property

Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

JACKSON PROPERTY 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.

