

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

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THE HOP KILN

LOWER HOPTON, STOKE LACY, BROMYARD, HEREFORDSHIRE, HR7 4HX



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A MOST INTERESTING FOUR BEDROOMED HOP KILN CONVERSION SET IN
AN IDYLLIC RURAL LOCATION IN A WONDERFUL ESTABLISHED GARDEN
IN ALL APPROXIMATELY HALF AN ACRE



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Location & Description

The Hop Kiln is an attractive former hop kiln converted to create a unique individual residence situated in a glorious rural setting with farmland adjoining.

The property which benefits from LPG central heating and double glazing offers spacious accommodation of considerable character with many fine features including two bedrooms in the original hop kiln, exposed timbers, vaulted ceilings, oak doors, staircase and double glazed windows.

It is arranged on the ground floor with an entrance hall, study/games/bedroom, dining room, cloakroom, kitchen/

breakfast room, utility room and sitting room. On the first floor there is a drawing room with wood burner, a bedroom with en suite bathroom and a door leading to a veranda with access into the garden. On the second floor a central landing with fitted wardrobes gives access to the master bedroom with en suite bathroom, a family bathroom and two further bedrooms (part of the original hop kiln).

There is a delightful courtyard garden to the front of the property along with gravelled parking area and access to the garage. To the rear there is a large lawned area giving access to a further area planted with established trees and a vegetable patch.

Lower Hopton is situated in idyllic rural surroundings approximately 13 miles from Ledbury, 4 miles from Bromyard, 10 miles from Hereford and 18 miles from Worcester.

The accommodation comprises (with approximate dimensions):

Entrance Hall

Oak front door with covered porch. Exposed timbers. Travertine floor. Access to storage. Stairs with wooden balustrade to first floor. Telephone point. Steps down into:

Study/Games Room/Bedroom: 5.44m (17ft 10in) x 5.36m (17ft 7in)

Exposed timbers. Two double glazed windows to front. Double glazed doors leading to small conservatory/entrance porch with steps up to the garden.

Cloakroom

Travertine floor. Contemporary circular wash hand basin on free standing vanity unit. Separate WC. Glazed doors giving access to storage area. Glazed panelled oak door.

Dining Room: 3.86m (12ft 8in) x 3.35m (11ft 0in)

Glazed panelled oak door. Radiator.

Kitchen/Breakfast Room: 7.62m (25ft 0in) x 4.14m (13ft 7in)

Fitted with range of oak fronted units comprising a Belfast sink with base unit under. Further base units. Pan drawers. Wall mounted cupboards. Built in dresser. Granite work surfaces. Rangemaster cooker with LPG hob and double electric oven. Fitted cupboard housing Worcester LPG boiler. Extractor. Integrated dishwasher. Space for large American style fridge. Exposed timbers. Travertine floor. Two radiators. Two double glazed oak windows to courtyard garden. Two double glazed oak windows to rear garden. Oak partially glazed double doors onto courtyard garden. Storage cupboard housing hot water tank. Telephone and TV Points.



Utility Room: 3.48m (11ft 5in) x 2.41m (7ft 11in)

Fitted with a range of painted wall and base units. Sink unit. Plumbing for washing machine. Space for vented tumble dryer. Oak flooring. Partially glazed Oak stable door to garden. Space for fridge/freezer.

Sitting Room: 4.8m (15ft 9in) x 3.51m (11ft 6in)

Oak flooring. Two double glazed oak windows to garden. Exposed timbers. Two radiators. Door to garage. Tv Point.

First Floor Landing

Two double glazed oak windows overlooking rear garden. Partially glazed oak door leading onto veranda area with steps leading down into the garden.

Drawing Room: 5.89m (19ft 4in) x 5.41m (17ft 9in)

Exposed timbers. Corner fireplace with beamed inset and wood burning stove. Two radiators. Oak double glazed windows to front and rear. Tv and satellite points.

Bedroom 2: 3.58m (11ft 9in) x 7.31m (24ft) max. inc dressing area

Accessed via steps from landing. Vaulted ceiling. Exposed timbers. Fitted Wardrobes. Double glazed Oak windows to side, front and rear. Partial glazed door to:

En-Suite Bathroom

Comprising white suite with bath with vintage style taps and shower attachment. Corner shower cubicle. Wash



hand basin inset in vanity unit. WC. Heated towel rail. Linoleum floor. Velux window.

Second Floor Landing

Spacious central landing. Two fitted wardrobes.

Bedroom 1: 5.92m (19ft 5in) x 5.11m (16ft 9in)

Exposed timbers. Fitted wardrobes. Two radiators. Double glazed Oak windows to side and front. Access to:

En-Suite Shower Room

Fitted with white suite comprising wash hand basin inset in vanity unit. Corner shower cubicle. WC. Heated towel rail. Exposed timbers.

Bedroom 3: 3.91m (12ft 10in) x 3.86m (12ft 8in)

Forming part of the original hop kiln. Wood effect laminate flooring. Radiator.

Bedroom 4: 3.84m (12ft 7in) x 2.92m (9ft 7in)

Part of the original hop kiln. Radiator. Wood effect laminate floor. Fitted wardrobes with cupboards above.

Bathroom

Fitted with a period style white suite comprising a feature claw-foot roll top bath, large corner shower cubicle with electric shower, wash hand basin and WC. High level double glazed oak window to rear. Exposed timbers.



Outside

The front of the property is approached via a gravelled and paved courtyard area with established shrubs, trees and plants. Outside tap. A further gravelled parking area with access to the **Garage 27'8 x 12'8** leads to an enclosed rear garden with large lawned area, a feature circular lawn with box hedge surrounded by established hedges, trees and mature shrubs. **Summerhouse.** Further area of garden with numerous fruit trees including peach, pear, cooking and eating apples with mulberry and hazel. There are raised beds for vegetables. Views across open countryside. In all extending to just under **half an acre.**

Services

We have been advised that mains electricity and water are connected to the property. Drainage is on a shared private system. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised subject to legal verification that the property is Freehold. Grade II Listed (curtilage).

Council Tax

Band G

Agents Note

Planning permission has previously been granted to convert the garage into living accommodation and it would be very straightforward to create a separate annexe.

Viewing

By appointment to be made through the Agent's Ledbury office (Tel. 01531 634648)

Directions

From Ledbury office turn left at the traffic lights and proceed through the town centre. Continue over the traffic lights by Tesco and at the railway station bear right onto the B4214 Bromyard Road. Continue out of Ledbury and

proceed through Staplow. At the sharp right hand bend fork left and continue on the B4214 towards Bromyard. Continue until you reach the staggered crossroads. Proceed straight over and continue on past the Hop Pocket into Bishops Frome. In the village take the left turn by the Chase Inn. Follow this lane for approximately 1.5 miles until you see sign for Stoke Lacy (in hedgerow). Turn right and continue for approximately 0.8 miles where you will find The Hop Kiln on the right hand side.

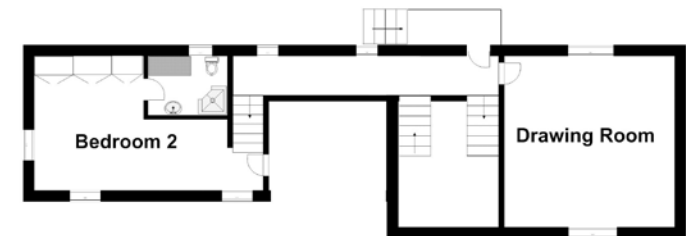
MISREPRESENTATIONS ACT 1967

JOHN GOODWIN

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- (iii) No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to the property.



FIRST FLOOR



SECOND FLOOR

The Hop Kiln Lower Hopton Stoke Lacy HR7 4HX

For information and illustrative purposes only. Not to scale.
The position of doors, windows, appliances and other features are approximate only.
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