



JonathanWright
estate agents



Pinsley Park , Cholstrey, Nr Leominster HR6 9AP. £525,000

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Cholstrey
Nr Leominster
HR6 9AP**

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PROPERTY FEATURES

- **A Detached Character House**
- **4 Bedrooms**
- **Spacious Lounge**
- **Modern Kitchen/Breakfast Room**
- **Dining Hall**
- **Large Garden Room**
- **Ground Floor Bathroom And 1st Floor W.C.**
- **Porch/Utility Room**
- **Large Garden 0.22 acres**
- **Rural Location**

To view call 01568 616666



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Situated in an idyllic and rural location, a detached character house offering characterful accommodation to include a spacious lounge, modern fitted kitchen/breakfast room, dining hall, a good size garden room, dressing room and ground floor bathroom, rear porch/utility room, 4 bedrooms and a first floor W.C. Outside are attractive and good size gardens of around 1/4 of an acre with a storage shed and workshop and a driveway for approximately 5 vehicles.

The property is a real hidden gem and is attractively situated within open farmland, but only a short drive away is the market town of Leominster with a wide range of amenities to include shops, supermarkets, schools and a train station. The property is also falls within the catchment areas of both Kingsland Primary School and Wigmore High School.

An entrance door to the rear opens into a useful porch/utility room having room for appliances, plumbing and drainage for a washing machine, UPVC double glazed windows to rear and side and situated in the porch/utility room is a Worcester Green Star oil fired boiler heating hot water and radiators as listed.

A glazed panelled door opens into the good size and recently fitted kitchen/breakfast room, having a working surface with an inset stainless steel sink unit with cupboard and space and plumbing under for a dishwasher. The working surfaces continue with base units to include cupboards, drawers and built into the working surface is an Indesit electric hob and situated in a housing unit is an Indesit electric double oven with grill with cupboards under and over. The kitchen has a range of matching eye-level cupboards, shelving, a matching upright larder unit and room for an upright fridge/freezer. There is a UPVC double glazed window to front with a far reaching rural view, a UPVC double glazed window to side and ample room for a family size breakfast table.

From the kitchen/breakfast room a door opens into an inner hallway with exposed wall timbers, wall lighting, room for a small desk and a latch and lever door opening into a useful cloakroom having a frosted UPVC double glazed window to front and a door opening into the bathroom.

The modern bathroom has a recently installed suite in white to include a side panelled bath with a mains fed shower over and glass shower screen, wash hand basin with vanity unit under and a low flush W.C. The bathroom has wet walling to splashbacks, inset lighting, heated towel rail and a frosted UPVC double glazed window to front.

From the inner hallway an archway opens into an attractive dining hall with exposed wall and ceiling timbers, ample room for a family size dining table, a useful understairs storage area and a UPVC double window overlooking attractive gardens to the rear.

A door from the dining hall opens into a substantial garden room.

The attractive garden room has a solid vaulted roof, UPVC double glazed windows overlooking attractive rear gardens, power, lighting, wall mounted radiator and French doors giving access to the rear gardens.

From the dining hall a latch and lever door opens into the good size lounge offering a wealth of character with exposed wall and ceiling timbers and an attractive fireplace with a raised hearth and potential for installation of a wood burning stove. The lounge has plenty of natural light with UPVC double glazed windows to front, side and rear and wall lighting. From the dining hall a staircase rises up to the first floor landing having an inspection hatch with a drop down ladder giving access to the boarded attic space above and doors leading off to bedrooms as listed.

Bedroom one is a good size double bedroom having a UPVC double glazed window to rear with attractive views over

neighbouring farmland, ample room for bedroom furniture and double opening doors into a built-in wardrobe fitment.

Bedroom two is also a good size double bedroom having a built-in wardrobe fitment and a UPVC double glazed window to rear.

Bedroom three is a generous bedroom having double doors into a built-in wardrobe fitment and a UPVC double glazed window to the front with lovely views.

Bedroom Four is also a generous size, having a UPVC double glazed window to front with far reaching views.

Off the landing a door opens into a W.C. having a modern fitted vanity unit with an inset wash hand basin and cupboards under and a low flush W.C. There are tiled splashbacks, vinyl floor covering and a frosted UPVC double glazed window to side.

OUTSIDE.

The property is situated in a most wonderful and rural location surrounded by farmland and open fields. The property has good access along a well maintained driveway serving Pinsley Park, a neighbouring property and a nearby farm. To the front is a private driveway with parking for around 5 vehicles and off the driveway is a gate giving access to the gardens with a small lawned garden to front with shrub borders and a slab pathway leading to the side and rear gardens.

GARDENS.

The gardens to the side and rear are well maintained and are laid out to include large lawned garden area with attractive floral and shrub borders and beds. There are beautiful Rose gardens, a raised timber decked seating area to the rear and also in the garden is a substantial timber workshop and a timber built storage shed. Set to one side of the property is a useful storage area with an outside cold water tap and also a modern oil tank supplying the central heating system. Off the driveway is wide gated access allow for storage of a large trailer or a caravan within the large gardens

SERVICES.

The property has mains electricity, private water, private drainage, telephone subject to BT regulations and oil fired central heating.

AGENTS NOTE.

The property is within the catchment areas of both Kingsland Primary School and Wigmore High School.

ROOMS AND SIZES

Porch/Utility Room 2.97m x 1.88m (9'9" x 6'2")

Kitchen/Breakfast Room 5.00m x 3.40m (16'5" x 11'2")

Bathroom

Dining Hall 3.73m(max) x 3.45m (12'3"(max) x 11'4")

Ground Floor Bathroom

Garden Room 4.29m x 3.38m (14'1" x 11'1")

Lounge 7.14m x 3.48m (23'5" x 11'5")

Bedroom One 3.45m x 3.40m (11'4" x 11'2")

Bedroom Two 3.48m x 2.64m (11'5" x 8'8")

Bedroom Three 3.71m x 2.62m (max) (12'2" x 8'7" (max))

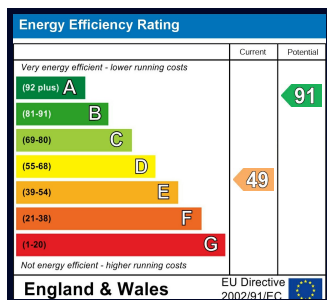
Bedroom Four 3.71m x 2.01m (12'2" x 6'7")

WC

PROPERTY INFORMATION

Council Tax Band - E

Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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