



East Wing

Pegs Farm, Staplow, Ledbury, Herefordshire, HR8 1NQ



COUNTRY & CLASSIC

East Wing, Pegs Farm

Three Double Bedroom Period House in Excellent Condition. Superbly Presented & Maintained with Stunning Original Features Throughout. Two Large Reception Rooms & Three Bathrooms. Good Sized Garden with Lawned and Terraced Areas. Private Driveway with Plenty of Parking. Situated in a Quiet Rural Setting with Superb Views just 3 Miles from the Popular Market Town of Ledbury

THE PROPERTY

- Fitted Kitchen with Wood Floor & French Doors to Garden
- Large Sitting/Dining Room with Original Beams & Wood Floor. Feature Fireplace with Open Fire & French Doors to Terrace & Garden
- Second Sitting Room with Corner Fireplace with Open Fire
- Downstairs Cloakroom
- Main Bedroom with Inglenook Fireplace & Built in Cupboard
- Adjacent Bathroom with Roll Top Bath
- Second Double Bedroom with Corner Fireplace & Adjacent Bathroom with Shower Over
- Third Double Bedroom to Second Floor with Ensuite Shower Room

THE OUTSIDE

- Good Sized Garden with
- Very Attractive Landscaped Terrace
- Large Lawned Area
- Private Driveway with Double Gates, Parking for Several Cars





FLOOR PLANS

Total Approx. Floor Area 2092 Sq. Ft. (194.4 Sq. M.)

Pegs Farm, East Wing



Approx. Gross Internal Floor Area
Main House = 2092 sq. ft / 194.40 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





THE SITUATION

- Quiet Rural Location with Far Reaching Views Across Open Countryside
- Situated in the Rural Village of Staplow
- Ledbury 3 Miles with Mainline Station
- Great Malvern 7.5 Miles with Mainline Station
- Hereford 15 Miles
- Worcester 15 Miles
- M50 Junction 2 – 8 Miles

PRACTICALITIES

- Grade II * Listed
- Council Tax Band - F – Herefordshire Council
- Mains Electricity & Water
- Shared Private Drainage
- Oil Fired Central Heating
- Broadband is Available

DIRECTIONS

What3Words: salary.bullion.airbrush
HR8 1NQ – Sat nav runs out a little early on Hollow Lane. From Ledbury take the B4214 towards Bromyard and continue for 2.5 miles and turn right at the small crossroads into Hollow Lane signed to Wellington Heath and Colwall. Continue on the lane for half mile and turn left after the main entrance for Pegs Farm. The separate entrance to the East Wing is immediately on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



