



The Cider Mill

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



COUNTRY & CLASSIC

THE CIDER MILL

Attractive Three Bedroom Barn Conversion in Quiet Location with Large Open Plan Kitchen/Dining/Living Room. Period Features Throughout. Three Double Bedrooms, all Ensuite. Large South/West Facing Courtyard, Further Courtyard to Rear with Established Walled Border. Single Garage & Private Parking

THE PROPERTY

- Large Open Plan Kitchen/Sitting Room with Flagstone Floor
- Fitted Kitchen Units with Aga & Small Induction Hob, Belfast Sink, Back Door to Rear Terrace
- Sitting Room with Gas Fired Woodburner, Half Glazed Double Stable Doors
- Entrance Hall
- Study
- Ground Floor Bedroom with Ensuite Shower Room
- Main Bedroom with Ensuite Shower Room
- Second Bedroom Double Aspect with Ensuite Shower Room

THE OUTSIDE

- Large Private Courtyard
- Small Courtyard at the Rear
- Single Garage (Under Construction)
- Private Parking

THE SITUATION

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



PRACTICALITIES

- Grade II * Curtilage Listed
- Council Tax Band - D- Herefordshire Council
- Mains Electricity & Water
- Shared Private Drainage
- LPG Gas Fired Central Heating
- Broadband is Available

DIRECTIONS

What3Words: scarf.steer.shuttered

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 entrance to The Cider Mill is a shared entrance on the left.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

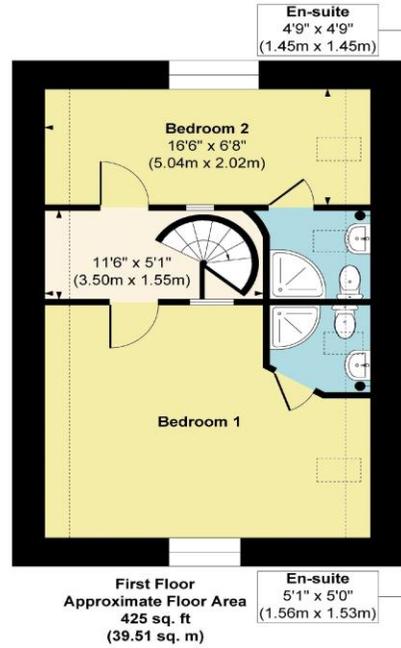
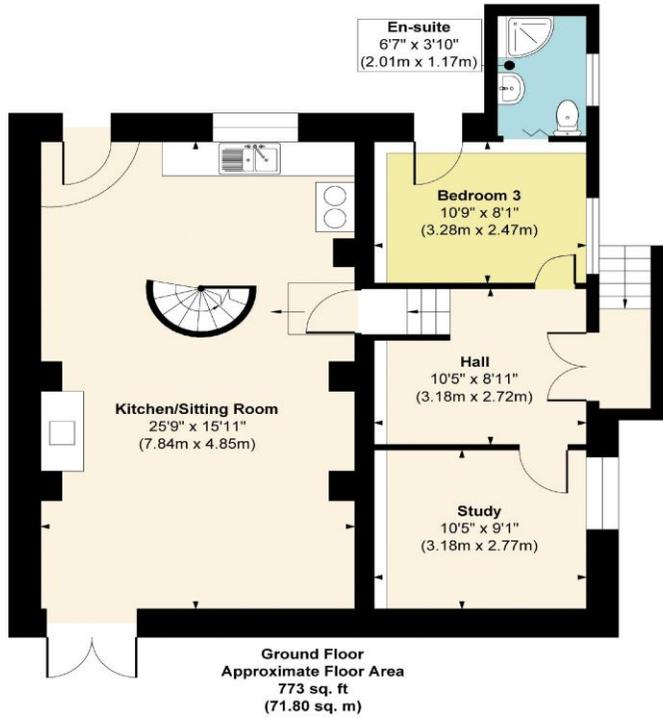
Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		


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



The Cider Mill



Approx. Gross Internal Floor Area
Main House = 1198 sq. ft / 111.31 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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