



## Old Post Office

Leominster, HR6 9UJ

Andrew Grant



# Old Post Office

Wigmore, Leominster, HR6 9UJ

**4 Bedrooms 2 Bathrooms 1 Reception Room**

Situated in the village of Wigmore, this beautifully presented Grade II listed home is an idyllic retreat where traditional charm meets modern comfort.

- This Grade II listed property showcases period details, such as exposed beams and characterful fireplaces, exuding historical charm.
- Enjoy a spacious open plan kitchen diner with bespoke cabinetry and bi-fold doors leading to the colourful outdoor space.
- Benefit from an expansive rear garden offering mature plantings, seating areas, greenhouses and space for relaxation and gardening.
- A spacious carport and timber outbuilding provide sheltered parking and versatile storage or workshop space.
- Nestled in the picturesque village of Wigmore in the Herefordshire countryside, you can enjoy scenic surroundings with essential amenities close by.

1759 sq ft (163.4 sq m)







## The kitchen

At the heart of this home is the kitchen diner, designed for both culinary enthusiasts and social gatherings. Bespoke wooden cabinetry, elegant granite worktops, and a central island create an inviting space for cooking and entertaining. The kitchen is equipped with a Rangemaster-style oven and extractor hood and a classic Butler sink.

A practical utility room offers ample storage and essential appliance space. An adjacent walk-in pantry and a separate cloakroom provide added convenience.







Flagstone flooring flows seamlessly into an adjoining dining area, currently used as a sitting room featuring a log burner and bi-folding doors. These doors open beautifully to the garden, effortlessly blending indoor living with outdoor tranquillity.

Perfect for the cooler months, a back boiler can be heated from the log burner to heat the rest of the property.







## The entrance hall

As you enter the property you are met with a welcoming and spacious entrance hall. Complete with original timber beams and a feature stable door. This versatile space, currently used as a home office, sets a welcoming tone with its seamless integration of traditional and contemporary elements.





## The living room

The living room is a cosy space ideal for socialising and family life, featuring timber beams and elegant wood panelling. A striking feature fireplace with a multi-fuel stove and traditional bread oven adds warmth and historical appeal.







## The primary bedroom

Characterful and cosy but also spacious, the primary double bedroom can be accessed from both the main landing and directly from bedroom two. A window fills the space with light and provides views to the front of the property.







## The second bedroom

Adjoining the primary bedroom, bedroom two is a spacious single room illuminated by a window overlooking the front of the property. This versatile space could easily be converted into a dressing room to service the master suite. This room seamlessly flows into a bright ensuite featuring a large walk-in shower and a pedestal basin.







## The third bedroom

The third bedroom is a spacious double room, illuminated by natural light from a large window and equipped with a built-in wardrobe with a mirror, providing ample storage.







## The fourth bedroom

With its exposed beams, the fourth bedroom continues the home's rustic theme and is perfectly sized for use as a guest room or child's bedroom.





## The bathroom

Designed for relaxation and functionality, the bathroom features a large bath, a separate walk-in shower, a washbasin, WC and a bidet. There is tiled flooring and partial wall tiling in neutral tones. Dual aspect windows fill the room with natural light, enhancing its tranquil feel.





## The garden

The expansive rear garden serves as a perfect retreat for relaxation and outdoor activities, surrounded by mature plantings and seasonal blooms that provide colour throughout the year. Intricate pathways lead to various charming seating areas, ideal for enjoying the peaceful ambiance. The garden also features several greenhouses and a dedicated area for growing vegetables, perfect for those with a green thumb.







## The carport and workshop

A spacious carport, with the addition of an EV charger, provides sheltered parking and an adjacent timber outbuilding offers flexible space for storage or workshop activities, blending naturally with its surroundings.



## Location

Nestled in the picturesque Herefordshire countryside, Wigmore offers an idyllic location for those seeking a blend of historical charm and modern convenience. The village boasts essential amenities, including a post office, village hall and local pubs that provide a warm community atmosphere. The area is rich in history, with landmarks such as the ruins of Wigmore Castle and St. James Church, dating back to the Anglo-Saxon period.

Nature enthusiasts will appreciate the scenic beauty of the surrounding landscapes, including the Wigmore Rolls and Beacon Hill, which offer excellent opportunities for walking, cycling and enjoying the great outdoors.

Additionally, the village's proximity to larger towns like Ludlow and Leominster ensures easy access to a wider range of shopping, dining and recreational facilities, making Wigmore a perfect blend of rural tranquillity and accessible amenities.

## Services

The property benefits from mains electricity, water and drainage.  
A LPG boiler.

## Council Tax

The Council Tax banding for this property is **Band C**





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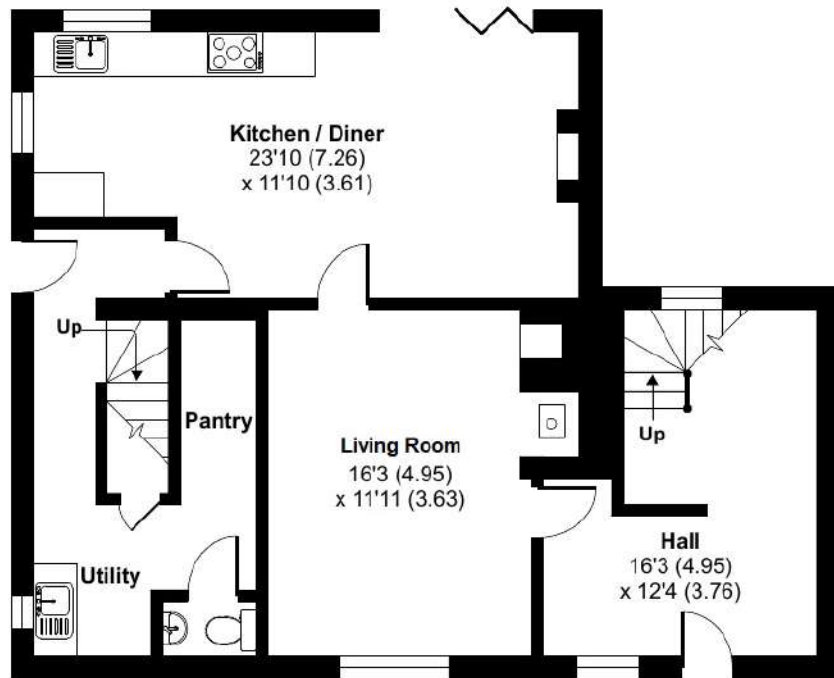
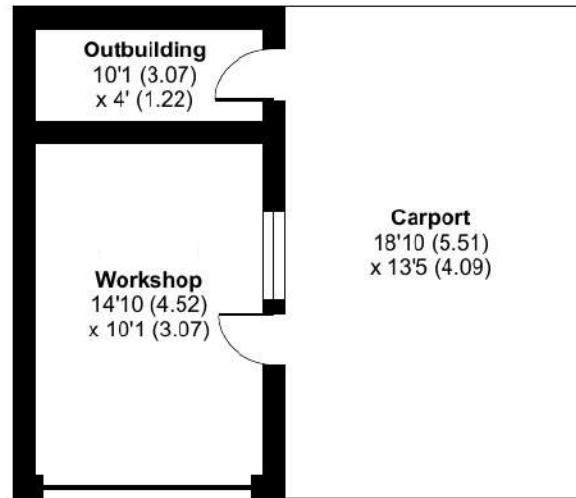
Approximate Area = 1759 sq ft / 163.4 sq m (excludes carport)

Garage / Workshop = 155 sq ft / 14.4 sq m

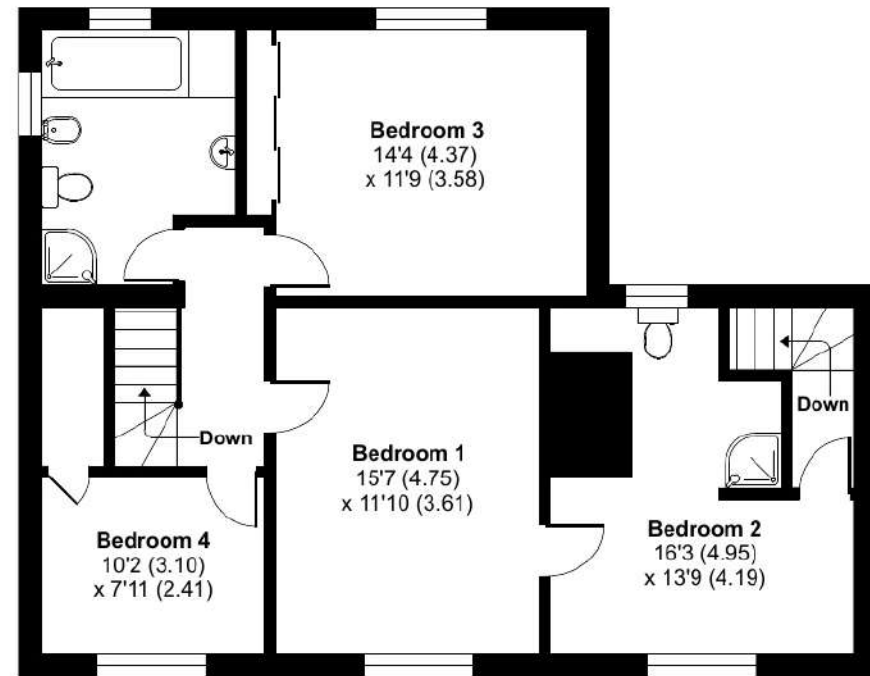
Outbuilding = 43 sq ft / 4 sq m

Total = 1957 sq ft / 181.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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