



The Old Farmhouse, The Bury
Stoke Prior, HR6 0LG

Price
£700,000

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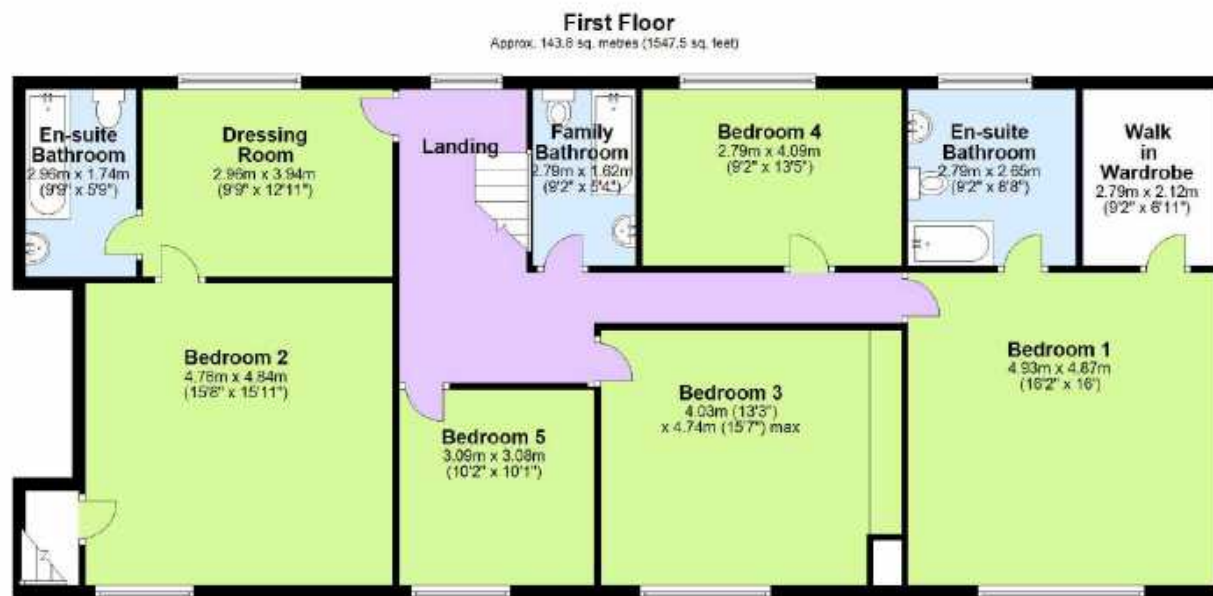
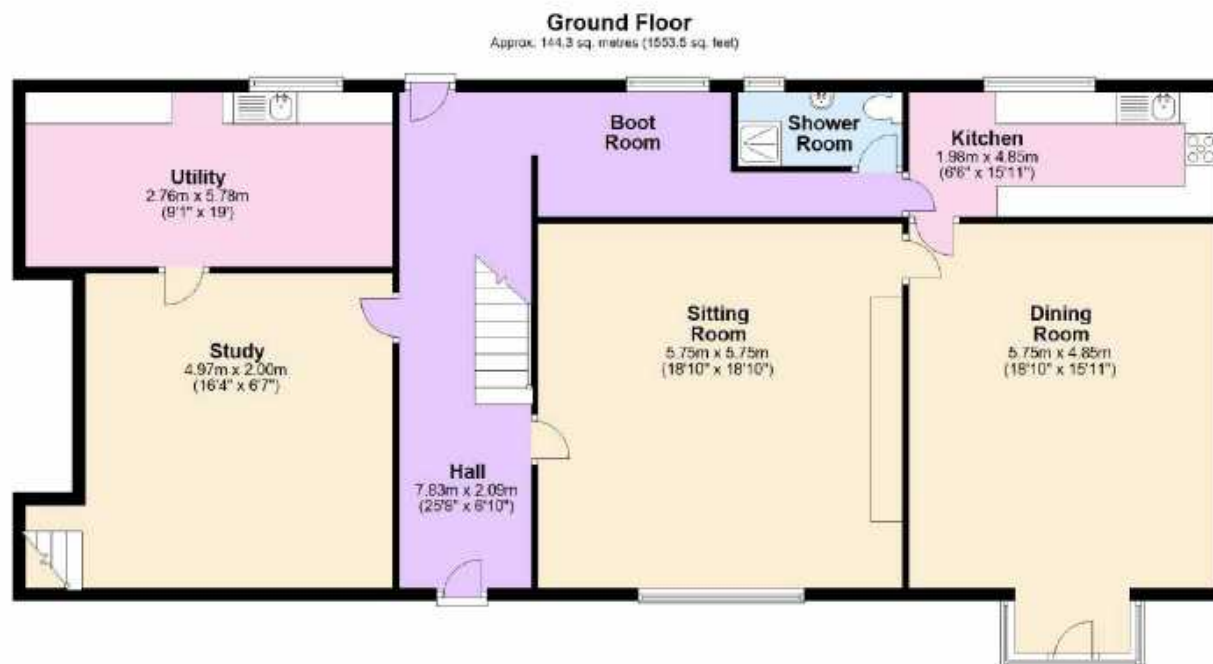
Stoke Prior

The Old Farmhouse is a Grade II listed family home, situated within the popular village of Stoke Prior. With five double bedrooms, two en-suite, set within approximately a third of an acre and countryside views, a real sense of homeliness exudes. The property is full of original character features including exposed timbers, carved panels, stone flag flooring and an impressive inglenook fireplace. It also benefits from a large garage, parking for several cars, greenhouse and mature lawned and

- Attached family home
- Five double bedrooms
- Over 3000 sq ft accommodation
- Gardens and greenhouse
- Garage and parking
- Countryside views
- Popular village

Directions

From Leominster take the A49 towards Hereford. Take the second exit at the roundabout. After approximately 2 miles turn left signposted Stoke Prior. Continue a mile past the golf course for one mile and the house can be found in The Bury. Parking is to the rear of the property.



Total area: approx. 288.1 sq. metres (3101.0 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanIt.

Introduction

The Old Farmhouse is a charming attached property which has accommodation comprising; sitting room, dining room, kitchen, study, utility room, boot room, downstairs shower & wc, five double bedrooms, one dressing room, two en-suites and a family bathroom. The property also benefits from a large garage, parking and mature gardens.

Property description

The front door opens into the entrance hall where you are immediately greeted by high ceilings and character features such as picture rails and panelling which flow throughout the majority of the property. The hallway provides space for furniture and has the staircase rising to the first floor. To the right, a door opens to the living room which has a window to the front and a stone inglenook fireplace, inset with a wood-burning stove, creating a real focal point to the room. There are two doors, one opens to the dining room, which has wooden flooring, a bay window with a door to the front garden and at the rear a sizeable hatch through into the kitchen so that food can be served. The second door from the living room is to the kitchen, fitted with wall and base units with a double oven, induction hob, butler sink and space for a fridge freezer. A window overlooks the rear garden. A door opens to the boot room with plenty of space for coats and shoes and the boiler. It has a window to the rear and a door opening to the shower room, fitted with a shower, wc and basin. An opening leads back to the hall where there is a door to the rear and access across from the living room door to the study. The study would make an ideal home office or snug with exposed timbers, a window to the front and a door with a staircase leading to the second bedroom suite. There is also a door through to the utility room which has wall and base units, a sink with a window above to the rear garden, space and plumbing for a washing machine, tumble dryer and fridge. It is a good sized room and has been used as a craft room. From the study, the second staircase leads to the the second bedroom suite. The bedroom is a generous double overlooking the front with a built in wardrobe and a door opening to the dressing room, which is currently being used as a sitting room and looks out to the rear of the property. The dressing room leads through to a bathroom with wc, basin and bath with a shower above and there is a further door through to the main

From the entrance hall the staircase leads to the bedrooms and access to the second bedroom suite. Bedroom one is a generous double with windows to the front and benefits from an en-suite fitted with a wc, basin and shower with window to the rear and a walk in wardrobe. Bedrooms three, four and five are all doubles. The family bathroom is fitted with a wc, basin and bath with shower over.

Garage and parking

The garage measures 6.17m x 3.76m and has space for a car. There is ample parking for several cars on the property driveway.

Garden

The garden to the property is substantial and has been well tended and maintained over the years. The front of the property has two areas, split by a path to the front door. Both are laid to lawn with mature flower borders stocked full of flowers, shrubs, trees and plants. There is a seating area and a path leading to the rear garden. The rear garden has another generous area laid to lawn with various seating areas to sit and relax during the warmer months. A large patio area is ideal for entertaining guests. There are borders stocked full of flowers, shrubs and trees. The vegetable garden provides the perfect opportunity for someone looking for "The Good Life" with plentiful, raised vegetable beds and a greenhouse.

Services

Mains electricity and water are connected. Gas heating (communal gas LPG). Private drainage. Herefordshire Council Tax Band G

Location

The property is located in the of the pretty village of Stoke Prior with Leominster Golf Club just a stroll away and a popular village school. The property lies approximately 3 miles from the market town of Leominster, offering a wealth of local and national shops, further primary and secondary schooling, railway station plus a comprehensive range of leisure facilities. The cathedral city of Hereford is approximately 10 miles distant offering further shopping, recreational and educational facilities.

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