

for sale

£525,000



The Mill House . Abbeydore HEREFORD HR2 0AA

A beautifully presented, four bedroom character property located in the peaceful village of Abbeydore. Offering spacious accommodation throughout, a large garden with outbuildings, off road parking and original character features.

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Approach

The property is approached by a private lane from the main road leading towards a gravelled driveway with parking for several vehicles. Steps lead to the front door which gives access into the entrance hall.

Entrance Hall

With ceiling light point, stairs to first floor, spacious under stairs storage, central heating radiator and doors to the following:

Lounge

13' 11" x 16' (4.24m x 4.88m)

Double glazed window to front aspect, three wall light points, log burner fireplace and central heating radiator.

Study

11' 7" x 17' 6" (3.53m x 5.33m)

Original floorboards and feature fireplace, double glazed windows to front and side aspects, ceiling light point and central heating radiator.

Kitchen

11' 8" x 14' 6" (3.56m x 4.42m)

Matching wall, base and drawer units with roll top work surfaces over, one bowl sink and drainer with tiled splash backs, integrated fridge and slimline dishwasher, Rayburn, central heating radiator, double glazed window to rear, four ceiling light points, access into the dining room and a door into the utility.

Utility Room

6' 10" x 7' 4" (2.08m x 2.24m)

Double glazed window to side, ceiling light point, central heating radiator, plumbing for washing machine and tumble dryer.

Cloakroom

Low level WC, wash hand basin, ceiling light point and towel rail.

Dining Room

12' 9" x 11' 8" (3.89m x 3.56m)

Double glazed window to rear, doors into conservatory, storage cupboards, ceiling light point, central heating radiator and a door giving access to the lounge.

Conservatory

Double glazed windows surrounding, ceiling light point and doors giving access to the rear garden.



Landing

Split level landing with double glazed window to front elevation, ceiling light point, central heating radiator, loft hatch and doors to the following:

Bedroom One

12' 2" x 15' 6" (3.71m x 4.72m)

Double glazed window to front elevation, ceiling light point, central heating radiator, walk in storage and door to en suite.

En Suite

Walk in shower with splash back tiling, wash hand basin, low level WC and ceiling light point.

Bedroom Two

11' 5" x 16' (3.48m x 4.88m)

Double glazed window to front elevation, ceiling light point and central heating radiator.

Bedroom Three

11' 8" x 11' 9" (3.56m x 3.58m)

Recently renovated to an exceptionally high standard, including exposed brick chimney and character beam features, double glazed window to rear elevation, two Velux windows, ceiling light points and cast iron central heating radiator.

Bedroom Four

11' 6" x 11' 6" (3.51m x 3.51m)

Recently renovated to an exceptionally high standard, including exposed brick and character beam features, double glazed window to side elevation, large Velux window, ceiling light points and cast iron central heating radiator.

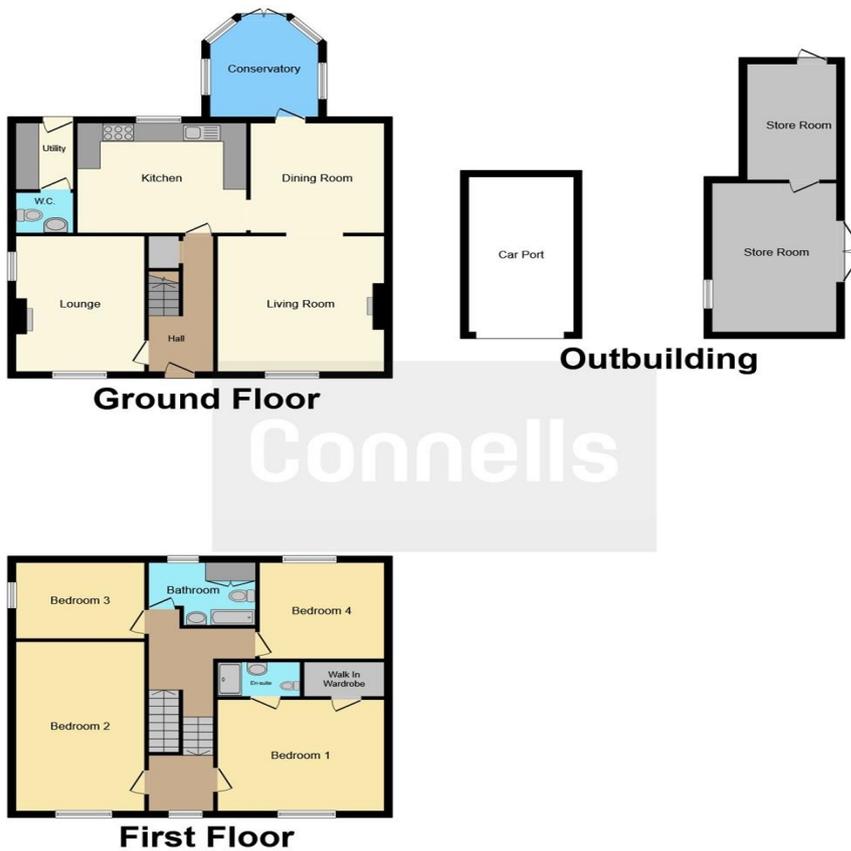
Bathroom

Modern white suite briefly comprising; low level WC, bath with shower overhead, wash hand basin, ceiling light point, heated towel rail, storage and double glazed window to rear.

Rear Garden

A landscaped garden offering a large lawn area enclosed at the borders by fencing adored with mature shrubs. There is a spacious slab patio area perfect for entertaining, large play area for children, and a useful outbuilding with separate power supply ideal for storage or workshop space. Connected are old pig styes and a generously enclosed grass area that currently houses chickens and ducks.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HER314735 - 0005

Tenure: Freehold

EPC Rating: E

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