

The Lamb House, Leinthall Earls, Nr Leominster, Herefordshire, HR6 9TX



Recently converted, this end terrace bungalow, with a garage, is set in a delightful North Herefordshire village and offers excellent quality accommodation.

Living room with vaulted beamed ceiling and French doors, open plan to the contemporary fitted kitchen, cloakroom/utility, two double bedrooms both en-suite. Under floor oil fired central heating, neutral décor, double glazing, ample parking, garage and an enclosed mainly west facing garden with patio. The property benefits from excellent levels of insulation hence the high Energy Performance rating of C75.

Wigmore village is just 2 miles away and offers shop, pub, primary and secondary school. Closer by the local pub is the renowned Riverside Inn at Aymestrey.

Location: Approximately 7 miles to Ludlow, 8 miles to Leominster and 23 miles to Hereford.

£895 pcm incl water



Lounge 5.84m x 4.05m

With double height beamed ceiling, double glazed windows and French doors to the rear garden. TV point, under floor heating, pendant & spot lighting and oak board effect laminate. Open plan to the:



Kitchen 4.01m x 3.43m

Fully fitted with contemporary units including extractor hood, double AEG oven and AEG ceramic hob. Laminate oak board effect flooring, double glazed window over looking the garden, plumbing for a dishwasher, under counter lights, downlighter, under floor heating and space for double fridge freezer.

Hallway

Large "L" shaped hall with feature curved wall, two ceiling light pods, double coats cupboard and airing cupboard housing the Worcester combi boiler.

Utility/Cloakroom 2.69m x 1.82m

With white w.c., vinyl flooring, sink with cupboard under, extractor fan, obscure glass window, plumbing for a washing machine, space for a condensing tumble dryer & unusual curved wall.



Bedroom 1 4.92m x 3.81m (Plus entrance)

Super large light double bedroom with four windows looking south, under floor heating, carpet and TV point.



En suite bathroom 2.69 x 2.0m

Spacious room with white suite with steel bath, separate large shower cubicle with Bristan shower, w.c. and hand basin. Heated towel rail, mirror fronted medicine cabinet and shaver point. Obscure glass window, under floor heating and vinyl flooring.

Bedroom 2 3.35m x 2.69m

A double sized bedroom with windows looking south and TV point.



En suite shower room 2.69 x 0.90m

With white suite with shower cubicle with Bristan shower, w.c. and hand basin. Heated towel rail, mirror and shaver point. Under floor heating, ceiling light pod and vinyl flooring.



Garage and Bin store

Situated opposite the property a larger than average garage with double wooden doors and side pedestrian door. Light and power points.

Driveway to the front of the garage with one parking space and two further spaces in front of the house. Communal tap to the side.



External

Facing mainly west, the rear garden is laid predominantly to lawn with a good sized York stone patio and enclosed with fencing. Outside light and tap. To the rear is a path with useful storage space and side gate.



DETAILS

N.B. The garden adjoins fields with a working quarry just beyond.

Rent £895 pcm incl water.

Tenancy damage deposit on moving in £1030, in total. Initial holding deposit £200.

Available late June.

Private estate water. Septic tank drainage.

Initial contract for twelve months, however likely to be available long term.

Sorry this property is not suitable for children.

Applicants with a maximum of one dog will be considered.

Council Tax band D

EPC Rating C75.

DIRECTIONS: To reach Leinthall Earls from the south follow the A4110 to Aymestrey. After passing the Riverside Inn take the second right hand turning signed for Leinthall Earls. Follow this lane keeping right at the small triangle of grass. On reaching the village go past the black and white Old School House on the left and turn immediately left next to it, go past the church and the property is at the top facing you.

VIEWINGS

This property is located on a private country estate and is managed "in house" therefore

for all viewings or queries, please contact agent@gatley.biz

Viewings will not be arranged without an applicant first completing and returning a free registration form.

General enquiries can be made on Tuesdays and Thursdays 8.30am to 4.30pm ONLY, on 07940 246457. Kindly do not attempt to call us outside of our working hours.

None of these details contained in these particulars are to be relied upon as statements or representation of facts. These particulars are not an offer or contract or part of one. Room measurements are approximate only.